



## FOR SALE BY PRIVATE TREATY

- 2.24 Acres (0.91 hectares)
- Direct roadside access
- Potential for alternative uses (Subject to Planning)
- Level Permanent Pasture and Woodland

## Land off Main Road

Portskewett, Caldicot NP26 5SA

Offers in excess of £100,000

An attractive parcel of permanent pasture and woodland extending to approximately 2.24 acres (0.91ha).

## GENERAL REMARKS

The land extends in total to approximately 2.24 acres (0.91 Hectares) of level permanent pasture and includes a small area of amenity woodland to the eastern boundary extending to approximately 0.56 acres. There is a gated entrance off Main Road to the south with a grassed track providing access to the field. The land is situated within the Settlement Boundary for Portskewett as identified by Monmouthshire County Council Local Development Plan. However, the existing access will not support a comprehensive residential development.

## SERVICES

It is assumed mains connections are available in the local vicinity. Purchasers are advised to make their own enquiries with the relevant providers for any service connections.

## TENURE

Freehold with vacant possession.

## OVERAGE

The property is sold subject to a development uplift whereby if planning permission is granted for residential or commercial development, 30% of the increase in value will be payable to the Vendor for a period of 25 years.

## BOUNDARIES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

## LOTING & RESERVE

It is anticipated that the property will be offered as shown but the vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

## DIRECTIONS

Leaving the A48 at Crick Road turn right and continue along Crick Road for approximately 0.9 miles and take a right-hand turn onto the B4245. Take the first left onto Crick Road and continue for approximately 0.5 miles. Take a left-hand turn onto Main Portskewett Road and continue for approximately 0.3 miles before turning left.

What3words: ///profile.export.unlimited

## VIEWING

We ask any interested parties to please contact the Magor office to inform us of your viewing intentions.

## GUIDE PRICE

Offers in excess of £100,000 (One Hundred Thousand Pounds).

## LOCAL AUTHORITY

Monmouthshire County Council – 01633 644880

## CONTACT

Magor Office: 01633 880220 Email: [Fiona.wall@david-james.co.uk](mailto:Fiona.wall@david-james.co.uk)



**PLANS AND PARTICULARS** The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

**WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC** The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.