



**Guide Price £85,000**

**Newport NP18 1QB**

The property comprises of two enclosures with 3.55 acres lying on the west of Caerleon Road and the 5.39 acres of land to the east of Caerleon Road, as outlined in red on the attached plan. The land is easily mowable with potential considered for agricultural, equestrian and amenity use.

## SITUATION

The land is situated on either side of Caerleon Road on the approach from the south in to the small town of Caerleon.

## DIRECTIONS

Travelling East on the M4, take the exit at Junction 26 taking the 3rd exit at the roundabout. At the roundabout, take the 3rd exit onto Malpas Rd/A4051 at the next roundabout, take the 4th exit and stay on Malpas Rd/A4051 then, Merge onto A4042 via the slip road on the right to Cwmbran/Chepstow/Caerleon/M4E. At the roundabout, take the 2nd exit and stay on A4042. At Caerleon Interchange, take the 1st exit onto Caerleon Rd/B4596 Continue onto High St and the land is situated on either side of the road on approach to the bridge.

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## BRIEF DESCRIPTION

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## FLOOD DEFENCE

Due to the position of the land and the nature of the tidal River Usk, there are flood defenses which are included within the land and therefore we are informed that the land is subject to flooding. For more information regarding this, please contact the office.

## ACCESS

The land can be accessed via entrance points from the adjacent Highway.

## TENURE AND POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession on completion.

## PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed.

## SERVICES

There are no services to the property.



## BOUNDARIES

The responsibility for boundary maintenance, where known, is as shown by the inward facing 'T' marks.

## FENCING

The property does benefit from stock proof fencing, along with well maintained hedgerows, however the purchaser would have the responsibility of assessment for their own needs.

## WAYLEAVES/EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exist over the same for the benefit of same, whether mentioned in these particulars or not. The land is subject to a Farm Business Tenancy which ends on the 24th December 2025.

## GUIDE PRICE

£85,000 exclusive of VAT. Note that the vendor has elected to charge VAT.

## FURTHER DETAILS & VIEWINGS

The site may be viewed at any time upon receipt of these particulars subject to closing gates upon entering and leaving the property. If you have any questions, please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; [samantha.price@wattsandmorgan.co.uk](mailto:samantha.price@wattsandmorgan.co.uk)

## HEALTH & SAFETY

Due to the nature of the property, neither the seller nor agents are responsible for the safety of the viewing. All those viewing the property do so at their own risk.

## PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency



## Bridgend

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## Cowbridge

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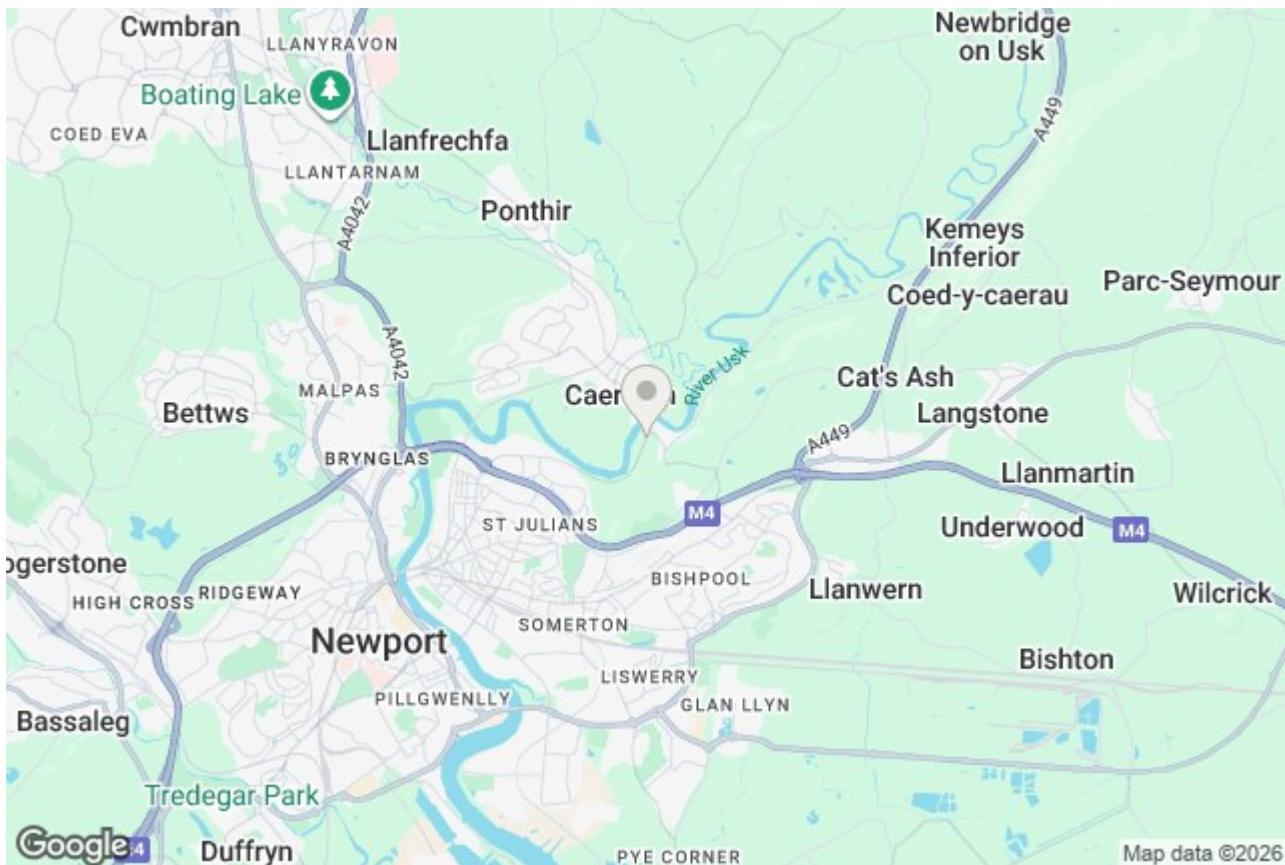
## Penarth

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## Follow us on





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