



Land at Church Farm Marshfield, Cardiff, CF3 2UF

Two excellent parcels of grassland situated close to the village of Marshfield, and the proposed Cardiff Parkway Development, offering an appealing & accessible agricultural investment with some development potential.

- Accessible location close to the A48/M4 between Cardiff and Newport •
 - Direct access and frontage to Church Lane and Ty Mawr Lane •
- Predominantly level pastureland with agricultural/equestrian/amenity/conservation/investment interests •
 - Available as a whole or in three Lots - In all approximately 50.36 acres •



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Land at Church Farm

Marshfield, Cardiff, CF3 2UF

An irregular shaped compact block of land lying north of Marshfield Village, however divided by Church Lane into two separate parcels of permanent pastureland well located on the northern side of the village of Marshfield, close to the A48/ M4 between Cardiff and Newport a short distance from the proposed new Cardiff Parkway Development.

The land is very accessible and benefits from four separate roadside accesses, allowing it to be offered as a whole or in three Lots. The land has excellent agricultural, equestrian, amenity, conservation and investment appeal, with Lot 1 having possible future development potential.

Available as a whole or in three Lots

Castleton - 0.5 miles

St Mellons - 2.9 miles

Newport - 5.6 miles

Cardiff - 5.9 miles

Bristol - 37.6 miles

- Excellent accessible location south of the A48/ M4 between Cardiff and Newport
- Directly north of the village of Marshfield
- Close to the proposed new Cardiff Parkway infrastructure and commercial development
- Four access points and frontage to Church Lane and Ty Mawr Lane connecting to Marshfield Road
- Useful area of hard standing for storage/livestock handling with footprint of former agricultural building
- Medium / long term development potential for Lot 1
- Strong conservation appeal with Gwent Levels - St Brides Site of Special Scientific Interest (SSSI) designation for Lots 2 & 3
- In all approximately 50.36 acres (20.38 hectares)
- Lot 1: 9.84 acres (3.98 hectares)
- Lot 2: 37.76 acres (15.28 hectares)
- Lot 3: 2.76 acres (1.12 hectares)

Location & Situation

The land at Church Farm is located in an excellent area on the northern side of the village of Marshfield between the cities of Cardiff and Newport and south of the settlement of Castleton and the A48/M4. The land is situated primarily on the north-east of Church Lane which connects to Marshfield Road and is positioned less than a mile north-east of the proposed new Cardiff Parkway Development.



Description

The land forms a compact, irregular shaped, block of grazing/fodder grassland positioned primarily to the north-east of Church Lane containing Lots 2 & 3. A separate parcel consisting of two field enclosures is positioned south-west of Church Lane forming Lot 1. The land is predominantly level to gently undulating in places ranging from improved grassland to rush grassland featuring a network of reens (a feature in the Gwent Levels SSSI).



The land is offered as a whole, or in three Lots. Please see the Sale Plan, for identification purposes only, on the rear cover of this brochure for the specific Lots.

Lot 1 - 9.84 acres (3.98 hectares)

Lot 1 comprises two level field enclosures situated on the south-west side of Church Lane. An existing overgrown field gate set back from the roadside provides access to Lot 1 providing two compact sized paddocks of permanent pasture. The land falls outside of the Gwent Levels - St Brides SSSI and has possible medium / long term development potential given its close proximity to the proposed Cardiff Parkway railway station and business district, and also provides excellent equestrian, agricultural and amenity appeal. The land in the current Newport Local Development Plan is classified as Green Wedge.



Lot 2 - 37.76 acres (15.28 hectares)

The land forms an irregular shaped compact block of predominantly level pastureland set out over 11 field enclosures featuring a series of internal tracks connecting to a yard area and the footprint of a previous agricultural building. The majority of the land (except the southernmost two field enclosures) falls within the Gwent Levels - St Brides SSSI. A network of reens feature across the land providing a natural water supply and significant conservation/biodiversity appeal. Access is via an established entrance direct from Church Lane and field gate access from Ty-Mawr Lane.



Lot 3 - 2.76 acres (1.12 hectares)

Located directly north-west of St Mary's Church, Marshfield and benefitting from direct roadside access from Church Lane, Lot 3 comprises a regular compact paddock of permanent pasture within the Gwent Levels – St Brides SSSI, providing agricultural, amenity and conservation appeal.



Services

There are no mains services directly connected to the land. Electricity and mains water are available close by. It is for any interested party to make and rely upon their own enquiries in obtaining the connection costs of these services if they wish to connect to these.

Basic Payment Scheme

The land is understood to be eligible for Basic Payment Scheme (BPS) and registered with Rural Payments Wales. There are no Basic Payment Scheme Entitlements included with the sale.

Wayleaves, Easements & Rights of Way

The land will be sold subject to all Wayleaves, Easements and any Public/Private Rights of Way, that exist, whether or not these are specifically referred in these particulars. A public footpath crosses Lots 1 & 2.

Local Authority

Newport City Council: Tel: 01633 656 656.

Development Clawback

A development clawback overage provision will be incorporated into the sale contracts to capture any future residential and commercial development. This will capture 25% of any uplift in value provided by any residential/commercial planning consent(s) for a period of 25 years from the date of sale.

Sale Method

The land is offered For Sale by Private Treaty and is offered either as a whole, or in three individual Lots, as shown on the Sale Plan on the rear cover.

The Vendors and Selling Agents reserve the right to conclude a sale being agreed of the land by any alternative sale method, such as Informal Tender or Public/Private auction, if necessary.

Tenure

The land is offered freehold with vacant possession being provided on completion.



Viewings

Viewings at any time in daylight hours with a copy of these Particulars. All parties viewing do so at their own risk and are advised to exercise the usual caution at all times. Please ensure that field gates are securely fastened. No vehicles are to be taken onto the land.

Directions

Exit the A48, to the south at Castleton signposted Marshfield. Head south-east on the Marshfield Road for approximately 0.8 miles until you reach the turning for Church Lane on your left hand side. Proceed into Church Lane for approximately 0.3 miles.

Lot 3 will be on your left hand side before St Mary's Church.

Lot 2 is approximately 0.1 miles beyond the church on the left hand side.

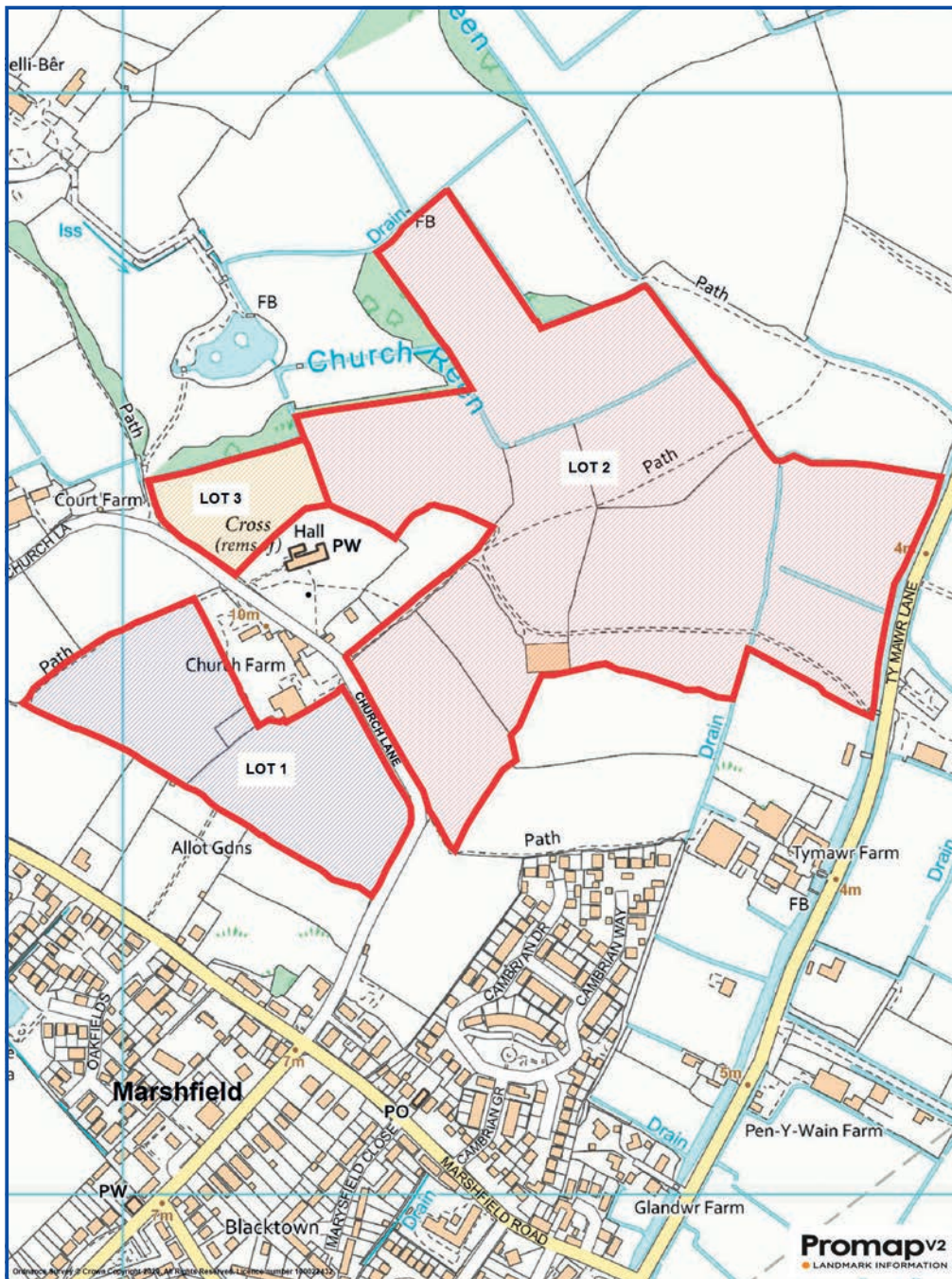
Lot 1 can be found on right hand side opposite Lot 2.

A For Sale board has been erected at the entrance to each Lot.

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Sale Plan



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