



Land to the West of Orchard Cottage

Five Lanes, Caerwent, Caldicot, NP26 5PQ

An excellent opportunity to acquire a parcel of accommodation land with a ring-fenced parcel of two interconnected grazing paddocks and horse shelter in a desirable and accessible location offering excellent equestrian, agricultural, amenity and conservation appeal.

- Excellent location a short distance from the A48 and Caerwent •
- Two ring-fenced grazing paddocks • Fenced pen with horse shelter •
- Remains of a dilapidated traditional stone building •
- In all approximately 3.05 acres (1.23 ha) •



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Land to the West of Orchard Cottage offers an excellent, extensive compartment of accommodation land featuring a horse shelter with close road links to the A48. Offering a wealth of potential including the remains of a dilapidated traditional stone building, two level paddocks of permanent pastureland and a fenced pen with horse shelter situated within the village of Five Lanes.

The land has excellent equestrian, agricultural, amenity and conservation appeal as it comprises two field enclosures all capable of being grazed or mown for fodder.

Caerwent – 1.8 miles
Caldicot – 2.4 miles
Newport – 6.1 miles
Chepstow – 6.1 miles

Location & Situation

The land sits in an excellent private position, a short distance south of the A48 and close to the town of Caerwent, enjoying a superb location within the Monmouthshire Countryside.

Description

The land comprises two field enclosures with an additional fenced off pen with horse shelter. All field enclosures and boundaries are stockproof fenced with pig wire netting with treelined boundary hedging. The land itself is in good heart and all level permanent pasture all capable of being grazed or mown for fodder providing a peaceful enclosed space which is not overlooked.

Within the south-west corner of the land are the stone remains of an old derelict cottage providing a useful footprint if someone



wanted to place a new stable building onto the site (subject to obtaining the necessary planning consents), appealing to equestrian, agricultural, amenity and conservation purchasers.

Access is direct via a gated entrance from a short section of unnamed public highway which connects to the Shirefield road to the north.

In all the land extends to approximately 3.05 acres (1.23 ha)

Development Clawback

A development clawback overage provision will be incorporated into the sale contract to capture any future residential development. This will capture 25% of any uplift in value provided by any residential planning consent for a period of 20 years from the date of sale.

Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not. Two Public Right of Way Footpaths cross the land.

Services

Mains water is connected to the land. It will be the responsibility of the purchaser to make their own enquiries with the relevant utilities companies in respect to services.

Sale Method

The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the land by any other alternative sale method to conclude the sale.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these Particulars.

Directions

From Caldicot proceed on the A48 heading east. After 1.5 miles take the left turn signposted towards Five Lanes. After 0.1 miles take the left turn signposted Shirefield. After approximately 100 metres when you see the yellow grit container take the right hand turn onto a green lane.

Continue on the green lane for approximately 150 metres (passing the property known as Roselea on your right-hand side) and the field gate will be in front of you at the end of the lane.



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