



## **Land at Cock Street, Redwick, Magor, NP26 3DX**

- Approximately 16.20 ha (40.03 acres) divided into four enclosures.
- Level and well maintained fertile pastureland enclosed within a ring fence
- Natural water supply
- Bordered by stock proof fencing, mature hedgerows, reens and ditches
- Located within the Gwent Levels: Whitson Site of Special Scientific Interest SSSI
- Considered to offer development, environmental, equestrian and amenity opportunities
- **FOR SALE AS A WHOLE BY PRIVATE TREATY**

# Land at Cock Street, Redwick, Magor, NP26 3DX

(J23A, M4) Magor 4 miles • Newport 8 miles (distances approximate)

## Description

A sizeable block of well-maintained productive pastureland extending to approximately 40.03 acres (16.20ha) comprising four enclosures which are contained within a ring fence.

The land is enclosed by a combination of stock proof fencing, mature hedgerows, drainage ditches and reens.

The land is in good condition being well managed and maintained with noted improvements to include erection of sheep stock proof fencing, gated accesses, enhanced soil fertility and pastures, drainage, ditch cleaning, hedge laying and coppicing.

The land has good accessibility with convenient and easy access to main transport links via the A4810 Steelworks road.

The land is located on the Caldicot Levels and forms part of the Whitson Site of Special Scientific Interest (SSSI) which covers an area of approximately 2,200 acres (891ha). The Caldicot Levels form part of the wider Gwent Levels which comprise seven SSSI's totalling about 14,000 acres of land.

## Directions

From J23A of the M4 motorway, proceed south-west on the Steelworks Road (A4810) for approximately 2 miles, after the Gwent Europarks roundabout take the first left towards Redwick and proceed for about 1 mile on the road known as Broad Street Common which leads onto North Row, take the second right into the unmade track named Cock Street (*green dash line on plan*), follow the track passing Greenfield House on the right, after crossing the concrete bridge over Windmill/Yoke reen, the gated entrance to the land can be found on the lefthand side.



<https://w3w.co/whistle.flocking.riverside>

## Services

The land benefits from a natural water supply from the reens, there are no main services connected to the land, prospective purchasers should make their own enquiries as to the availability of services and connections.

## Management Agreement

The land is included within a five-year Management Agreement with Natural Resources Wales which provides annual and capital payments the agreement is due to expire on 30<sup>th</sup> November 2025 (further details are available from the Selling Agents)

## Development Opportunities

It is understood that the land is situated within the area of interest for a 400MW solar park as promoted by Future Energy Llanwern Ltd, at this time no option agreement has been entered into with the land being offered unencumbered.

## Overage

The land is offered for sale **without** provision for any future clawback or overage and will be free from any encumbrance in this regard.

## Basic Payment Scheme

The land is registered with Rural Payment Wales and is eligible to receive Basic Payment Scheme (BPS). No Basic Payment Scheme Entitlements are included in the sale.

## Guide Price

The land is available as a whole with offers invited in excess of £320,000.

## Tenure

Freehold with vacant possession upon completion.

## Drainage Rates

Internal Drainage Rates for the Gwent Levels are payable to Natural Resources Wales (further details are available from the Selling Agents)

## Plans, Area and Schedule

The information has been obtained from Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

## Boundaries

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent will be responsible to define the boundaries or the ownership thereof.

## Easements, Covenants & Legal Rights

The property is sold, subject to and with the benefit of, all existing rights and obligations, easements, quasi easements and restrictive covenants and any existing and proposed wayleaves or 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 County or Local Authorities.

## Viewing

Viewings are permitted at any reasonable time during daylight hours with a copy of these sale particulars. Please register your interest and intention to view with the Selling Agent prior to viewing. Please ensure that all gates are left as found and due care and attention is taken when viewing fields containing livestock.

## Health & Safety

The land is currently used for agricultural purposes. Neither the Vendor nor the Vendor's Agent are responsible for the safety of those viewing the land, all those who do so are at their own risk.

## Vendors Solicitors

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## Sole Selling Agents

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## Local and Statutory Authorities

Monmouthshire County Council - Telephone: 01633 644644

Dwr Cymru Welsh Water – Telephone: 0800 9172652

Natural Resources Wales – Telephone: 0300 0653000

## Important Notice

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