



Land at Norman Street Caerleon, Newport NP18 1BB

An extremely desirable amenity land parcel with polytunnels and buildings with roadside access offering amenity, conservation and archaeological appeal.

- Excellent location within the historic settlement of Caerleon •
- Rectangular parcel of amenity land and orchards •
- Collection of polytunnels and garden buildings •
- Roadside frontage in an accessible location •
- Of interest to amenity, conservation and archaeological purchasers •
- Extending to 0.73 acres (0.30 hectares) •



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Land at Norman Street

Caerleon, Newport NP18 1BB

Land at Norman Street offers an extremely desirable and accessible parcel of amenity and conservation land and buildings within the heart of Caerleon with excellent accessibility.

Newport - 3.5 miles

Cwmbran - 5.5 miles

Usk - 5.5 miles

Cardiff - 16.4 miles

Bristol - 28.5 miles



Location & Situation

Land at Norman Street is situated within the walls of the historic settlement of Caerleon within the protected site of the Caerleon Legionary Fortress. It is very accessible directly positioned on the western side of the public highway known as Norman Street. Caerleon has excellent accessibility to the city of Newport and the M4 motorway via the B4236 Caerleon Road.

Description

Land at Norman Street is accessed direct from the western side of Norman Street via a shared access with the neighbouring property Orchard House.

The property comprises a level rectangular compartment of versatile amenity land featuring a range of useful polytunnels and garden buildings. The land is predominantly laid to lawn and orchards with vegetable patches.

The property features stone walled boundaries on the south-east and north-west, an established hedge and garden fenced boundary on the south-west and an unfenced boundary on the north-east. The property offers a wonderful compact compartment for anyone with amenity, conservation, and archaeological interests in a very accessible location.

In all Land at Norman Street extends in total to approximately 0.73 acres (0.30 hectares).

Wayleaves, Easements & Rights of Way

The property 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. It is assumed there is a right of access to benefit the property from the Norman Street entrance shared with the adjacent property Orchard House (shaded in blue on the sale plan).

Designation

The property is listed on CADW's Scheduled Monument register under reference MM235 as it is positioned within the area of the Caerleon Legionary Fortress: Grounds of St Cadoc's Home.

Services

Mains electricity is connected. Mains water is not directly connected but in the road adjacent.

Sale Method


The property is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the property 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. All parties viewing do so at their own risk. All parties advised to use caution when accessing and leaving the property.

Directions

From Junction 24 of the M4 exit onto the Coldra Roundabout. Take the exit onto the B4237 in the direction Newport. Proceed for 0.59 miles then turn right onto the B4236 (Royal Oak Hill) for 0.4 miles then turn left continuing on the B4236 (Belmont Hill) for 0.5 miles. Continue onto New Road B4238 for 0.2 miles. At the T-junction turn right onto the B4236 High Street, crossing over the river into the town for approximately 0.4 miles. Turn right onto Museum Street. After 150 metres at the end of Museum Street proceed straight onto Backhall Street, then take the next left onto Church Street. After a short distance take the first right onto Norman Street. Continue for approximately 25 metres and the property will be on your left-hand side.

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