



Church Farm
Newchurch, Chepstow NP16 6DD



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Church Farm presents an exceptional opportunity to acquire a versatile agricultural property in a desirable location of Monmouthshire. The property extends in total to 152.60 acres (61.75 Hectares) and includes a 5-bedroom Farmhouse, a farm shop and a complex of useful farm buildings.

- Five-bedroom traditional farmhouse with large garden curtilage
- Approximately 150 acres of productive pastureland contained within two ring fenced blocks
- Excellent appeal to agricultural, equestrian, recreational and sporting interests
- Rural position yet conveniently located to local amenities

Available as a whole or in 2 separate Lots:

Lot 1- Offers in the region of £1,750,000 Farmhouse, buildings, farm shop and 84.89 acres (34.35ha)

Lot 2 – offers in the region of £750,000 67.71 acres (27.40ha) of pastureland

**OFFERS IN THE REGION OF
£2,500,000**

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DESCRIPTION

Church Farm offers a combination of productive land, a charming farmhouse, established business and versatile farm buildings, making it an attractive prospect for a variety of buyers, from traditional farmers to those seeking a rural business venture or a country lifestyle.

SITUATION

Situated in a peaceful rural position within the hamlet of Newchurch, a short distance from the popular villages of Shirenewton and Devauden. The property is located only a 20-minute drive from the market towns of Usk and Chepstow which both provide a range of amenities and service facilities.

Positioned in a slightly elevated location, the property offers extended views over open countryside yet benefits from convenient access to the B4325, linking to the A449 and A466. The M48 Motorway is just a 15-minute drive, providing easy connections to the M4 and M5 Motorway corridors, facilitating travel to Newport, Cardiff, Bristol and beyond.

The cities of Cardiff and Bristol are all within an hour's drive and connections to main line trains, reaching London Paddington in under 2 hours, can be found at the railway station in Chepstow.

ACCOMMODATION

The accommodation available at Church Farm briefly comprises as follows;

Ground Floor

Utility – a useful, well-proportioned room with fitted base units

Cloakroom – with WC and wash hand basin

Kitchen – a country style kitchen with a mix of floor and wall units with ample worktop space and traditional AGA range cooker

Living Room- with patio doors to gardens

Sitting Room- charming and cozy featuring a log burner and exposed traditional beams

Reception Room – with traditional fireplace

First Floor

Bedroom 1 – large spacious double room with dual aspect windows

Bedroom 2 – generous double room with integral wardrobe and dual aspect windows

Study/Bedroom 3 – Cozy single room perfect for study or additional bedroom

Bedroom 4 – double room with dual aspect windows and built-in cupboard providing ample storage

Bedroom 5 – large double with dual aspect views and integral wardrobe space

Bathroom- well-appointed bathroom with electric shower, fitted bath, WC and wash hand basin.

OUTSIDE

The property benefits from a generous, well-maintained garden encompassing approximately 0.51 acres and wrapping around the dwelling. The garden is principally laid to lawn and includes a small garden pond and enclosed by traditional stone walling.

The entrance to the property is via a private driveway with gated access direct from the highway. Parking is provided to the rear of the property with ample parking for a number of vehicles.

A separate gated access is provided to the farmyard and buildings.

FARM BUILDINGS

The property comprises a range of useful agricultural buildings located south of the farmhouse and in a cohesive layout for farming operations.

General Purpose Shed with Lean-to 18.21m x 32.78m – 4 bay steel portal frame with lower blockwork walls and a mix of timber and corrugated sheet cladding. Including 4 loose boxes and tack store.

General Purpose Shed 18.13m x 27.34m – recently constructed, 5 bay steel portal frame building with cladding to all elevations

Lean-to 32.46m x 6.92m – 3 bay steel portal frame building with lower blockwork walls and corrugated sheet above

Workshop 12.65m x 22.74m – timber frame with blockwork walls and timber cladding above

Hay Barn 27.47m x 19.54m – 6 bay steel portal frame with blockwork lower walls and Yorkshire Boarding above

Stock Shed 15.56m x 29.54m – 8 bay steel portal frame building with lower blockwork walls and Yorkshire Boarding above.

Lean-to 32.49m x 6.82m – 9 bay open storage

Silage Clamp 32.23m x 13.36m Max – mix of concrete and earth banded

LAND

The land at Church Farm extends in total to approximately 150.01 acres (60.70ha) of quality pastureland and surrounds the farmstead in two ring-fenced blocks, both benefitting from easy access either via the farmyard or direct roadside access.

The land to the south of the holding extends to 84.89 acres (34.36 ha) and is gently undulating. The land includes 9 enclosures of varying sizes including two smaller paddocks located immediately off the farmyard. The land to the north of the holding extends to 67.71 acres (27.40ha) and is of a slightly steeper gradient however offering versatile land divided into four well-proportioned enclosures.

The land is bound by a mix of traditional, tree lined hedgerows and stock fencing. Please refer to the Field Schedule below.

OS Number	Acres	Hectares
ST 4597 1545	8.99	3.64
ST 4597 2558	0.30	0.12
ST 4597 3247	4.52	1.83
ST 4597 4329	14.55	5.89
ST 4597 6752	8.87	3.59
ST 4597 6328	21.82	8.83
ST 4597 0099	19.08	7.72
ST 4598 3704	19.74	7.99
ST 4498 5322	14.46	5.85
ST 4498 5333	14.48	5.86
ST 4597 3557	2.59	1.05
	152.60	61.76

FARM SHOP

The old stables on the holding have been temporarily repurposed to provide a small, family run farm shop. The shop was created during the challenges of Covid and has since flourished, earning a respectable reputation within the community for its offerings and services. The Farm Shop is equipped with retail space, storage facilities and a fully functional kitchen including a freezer room and food preparation area. Adjoining is a small café area located within a marquee and offering a delightful setting with patio doors opening onto the gardens.

ENTITLEMENTS

The land is registered with the Welsh Government under the Basic Payment Scheme (BPS) and Entitlements are available by separate negotiations. The farm is not in any Agri- environmental schemes.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

RIGHTS OF WAY

There are public footpaths crossing the farmland. Footpath 357/42/1 crosses the southern block of land from St Peters Church and heads east across the holding.

TENURE

Freehold with vacant possession upon completion.

LOTTING & RESERVE

Available as a whole – Offers in the Region of £2,500,000

Lot 1- Farmhouse, Buildings and 84.89 acres of pastureland - Offers in Excess of £1,750,000

Lot 2 - 67.71 acres of pastureland - Offers in Excess of £750,000

It is anticipated that the property will be offered as shown but the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

OVERAGE

We understand that the property is subject to a historic development overage for alternative uses in favour of Monmouthshire County Council for 50% until 2040.

SERVICES

The property benefits from connections to mains water and electricity with drainage provided by way of private septic tank.

Heating to the farmhouse is provided by oil-fired central heating with the newer part of the dwelling with the original part of the house heated by woodburning stove.

The agricultural buildings benefit from electric and water connections. The majority of field parcels offer mains water connection via drinking troughs with some fields, primarily those to the south of the holding benefitting from natural water supply from Mouton Brook.

COUNCIL TAX BAND

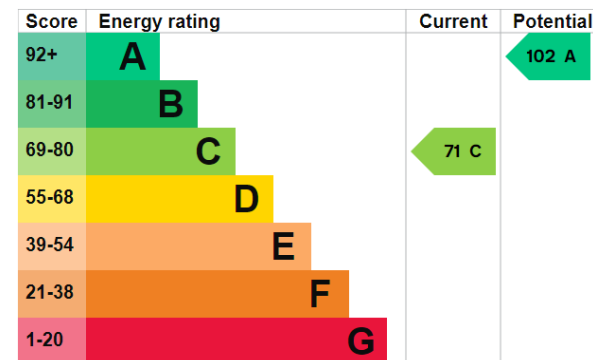
The dwelling has a Council Tax Band of F

LOCAL AUTHORITY

Monmouthshire County Council: 01633644644

ENERGY PERFORMANCE CERTIFICATE

Church Farm has an EPC Energy Rating of Band C which is valid until April 2034.



DIRECTIONS

When heading from Chepstow take the A466 north toward Chepstow Racecourse. After passing the Spar on your left, take the left-hand turn signposted Usk/Shirenewton (B4235). Continue along this road for approximately 6 miles and at the Gaerllywd crossroads, take the right-hand turn to Newchurch. Follow this lane for approximately half a mile where you will find Church Farm located on your right.

If using the mobile application, What Three Words ///: **learns.jungle.doubts**

VIEWING

Strictly by appointment with the sole selling Agents David James. Please contact our Magor Team on 01633 880220 to arrange a viewing.

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, 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 the County or Local Authorities.



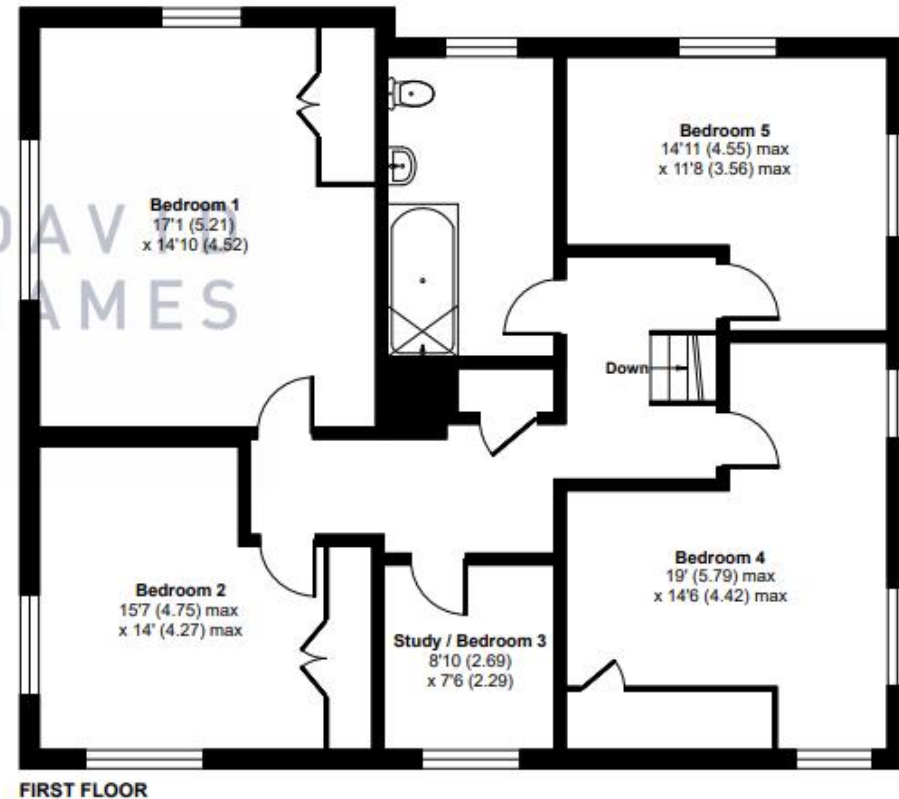
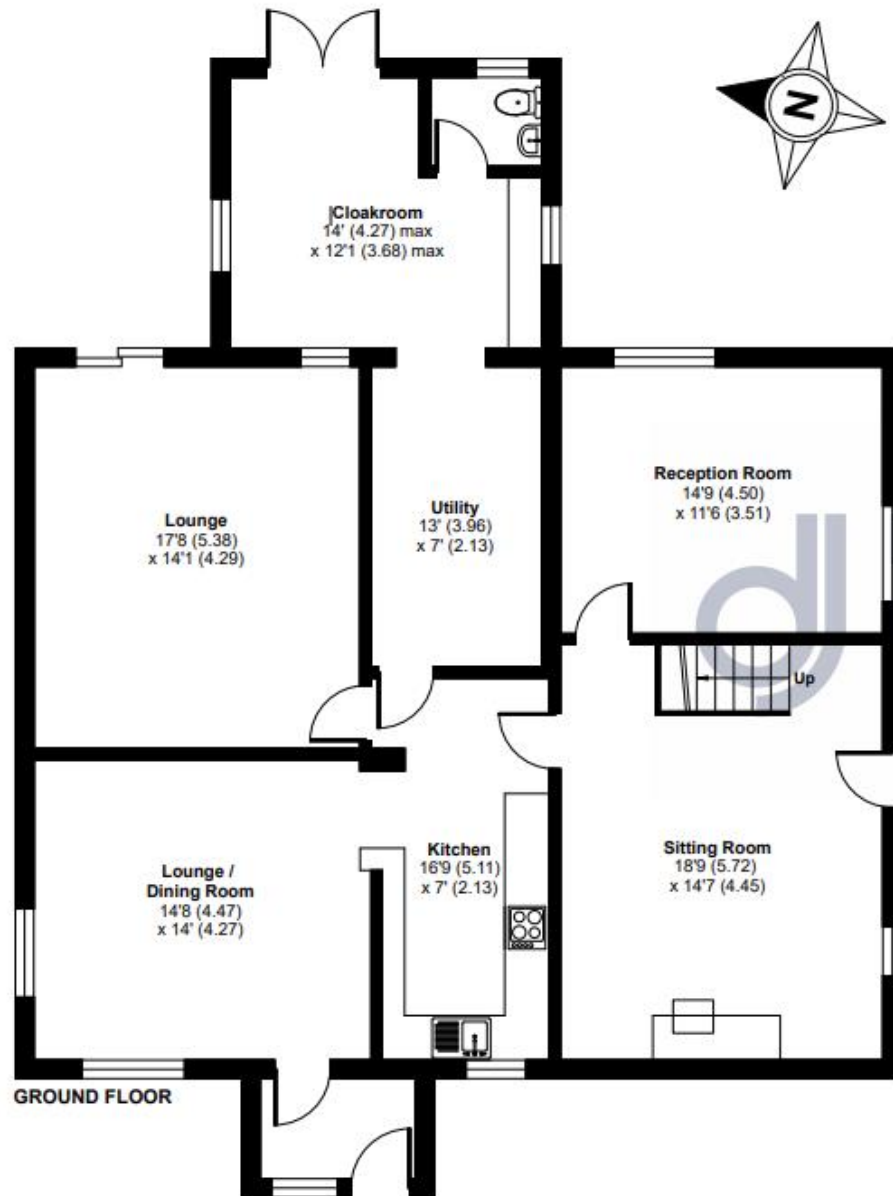




Newchurch, Chepstow, NP16

Approximate Area = 2619 sq ft / 243.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlichecom 2024. Produced for David James. REF: 1140514

