



Cwrt Perrott Farm
Llandegveth, Newport, NP18 1HX

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A rare opportunity to acquire an established, ring-fenced dairy farm located in the picturesque Monmouthshire countryside.

Cwrt Perrott Farm boasts a substantial, Grade II Listed Farmhouse, farm workers accommodation and a range of traditional farm buildings with potential for redevelopment. Furthermore, there is a range of useful facilities, divided into two distinct sections yet offering a sustainable farming practice.

- Established Dairy Farm
- Listed Farmhouse & AOC Bungalow
- Range of traditional & modern farm buildings
- Extending in all to 273 acres (110 ha)
- Principally pastureland with areas of wood
- Conveniently located
- Elevated position with countryside views
- Cwrt Perrott Cottage available separately

The property is available by private treaty as a whole

OFFERS IN EXCESS OF
£4,250,000

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DESCRIPTION

The property is set within grounds extending in total to approximately 273 acres (110 ha) and comprises a characterful, Grade II Listed traditional farmhouse with well-manicured gardens, a detached three-bedroom bungalow subject to an agricultural occupancy condition, an extensive range of modern buildings in two sections and an attractive array of traditional farm buildings around a courtyard setting.

The property is approached via a private driveway and the farmhouse occupies an elevated, yet sheltered position with the higher areas of the farm offering extensive countryside views.

Cwrt Perrott Cottage is located within the village and provides a further opportunity to purchase accommodation for a farm worker.

SITUATION

Llandegveth is a small rural hamlet located within Monmouthshire, approximately 5.4 miles southwest of the market town of Usk. The town of Cwmbran and City of Newport are both located within a short 20-minute drive and easily accessible via the Croesyceiliog Bypass (A4042) which is situated only 2.5 miles from the property. Additionally,

Cwrt Perrott Farm benefits from easy access to other main road links including the A449 to Monmouth (7.9 miles distant) and Junction 26 of the M4 Motorway corridor (7.7 miles distant).

The larger cities of Cardiff and Bristol are all within an hour's drive and the nearby Cwmbran Train Station also facilitates connection to mainline trains at Newport, with services reaching London Paddington in under 2.5 hours.

The properties' location combines a quiet rural location with excellent connectivity and accessible transport links to key urban areas.

ACCOMMODATION

The accommodation available at Cwrt Perrott Farm briefly comprises as follows;

Farmhouse

The farmhouse exudes charm and character while maintaining a manageable size, making it perfect for both family living and for entertaining. It features oil-fired central heating with single glazing in most rooms. Currently divided into two living quarters, the property can easily be reconfigured into a single, larger dwelling.

Farmhouse – Ground Floor

Covered Porch

Living Room – comprising a stone fireplace with feature bread oven and exposed traditional beams;

Dining Room – with patio doors overlooking the garden;

Kitchen – A spacious country style kitchen with dual aspect windows, a mix of floor & wall units with ample work surfacing and integrated appliances;

Utility Room – a convenient and well-proportioned room with fitted base and wall units;

Cloakroom – with WC, wash hand basin and useful built in storage

Farmhouse -First Floor

Bedroom 1 – a charming double sized bedroom

Bedroom 2 – a generous double bedroom

Bathroom – a generously sized family bathroom with WC, wash hand basin, fitted bath and shower cubicle

Farmhouse Annex -Ground Floor

Dining Room – with external access;

Kitchen – farmhouse style kitchen with fitted base and wall units and integrated appliances;

Conservatory – well-proportioned room overlooking the rear garden and access to the patio area;

Cloakroom – WC and wash hand basin

Living Room – with feature stone fireplace and spiral staircase leading to;

Farmhouse Annex -First Floor

Bedroom 1 – Liberal double bedroom with detailed feature inscription above a traditional fireplace

Bedroom 2 – further double bedroom

Bathroom – with WC, wash hand basin and fitted bath with shower over

Access to the property is provided via concrete driveway which leads to an area of hardstanding to the southwest of the house. There is a further paved area with a covered car port located to the northeast of the dwelling offering further parking facilities. To the east off the property there is a small cottage style garden with steps up and path leading to the front porch with a small lawned areas and flower borders. To the west of the property there is a large enclosed rear garden with a patio area, lawns and both flower and shrub planting with some larger specimen trees.

Cwrt Perrott Bungalow

The bungalow is located to the east of the Farmhouse and occupies a generous plot extending to approximately 0.46 acres. Constructed in the 1980's, this conventional property provides ample living accommodation including;

Hallway

Kitchen – A modern, farmhouse-style design with fitted base and wall units in a shaker style and large central island providing ample workspace, integrated appliances and dual aspect views;

Living Diner – a large living area with woodburning stove and fully glazed patio doors to rear patio area;

Bedroom 1 – respectable sized double bedroom with full height glazing to rear garden;

Bedroom 2 – a further double bedroom;

Office / Bedroom 3 – a convenient and well-proportioned room offering accommodation for those who work from home or providing an additional single bedroom;

Bathroom – a good-sized family bathroom with WC, fitted shower cubicle, bath and wash hand basin;

Utility/Boot Room

Externally the property has an extensive lawned garden with pockets of planting and includes two large sun-soaked patio areas to the east and west to catch both the morning and evening sun. Parking is available to the east of the property.

SERVICES

The properties all benefit from connections to mains water and electricity supply. The farm also enjoys the advantage of borehole water supply. The properties are also connected to private drainage systems and have oil fired central heating.

None of these services have been tested and it is advised that prospective purchasers make their own enquiries in respect of any new connections.

BUILDINGS

The property features two distinct complexes of buildings, strategically positioned for efficient farming operations. One complex lies southeast of the farmhouse, while a newer dairy complex sits about 200 meters north, elevated and central to the land.

The southeasterly buildings offer versatile spaces, including;

Old Dairy 10.58m x 7.26m – brick and painted render traditional building with corrugated sheet roof, a number of storerooms and upgraded electricity substation. Connecting to calf housing;

Calf Pens 12.46m x 5.90m – painted stone building with corrugated sheet roof, access to courtyard of buildings and ventilation system installed;

Garage & Domestic Store 5.61m x 8.06m – Stone building with pitched slate roof and set over two storeys providing useful storage;

Lean-To 3.48m x 5.64m – stone building with slate roof formally used as a pig pen;

Dutch Barn with Lean-To 22.95m x 6.42m– open fronted barn with corrugated sheet cladding and concrete floor within lean-to;

Stables 21.11m x 5.82m – stone building with corrugated sheet roof and concrete floors. 5 loose boxes and tack/feed room;

Open fronted Pole Barn 23.87m x 10.39m – 7 bay open fronted building with a mix of corrugated sheet and timber cladding with concrete floors;

Threshing Barn 11.52m x 6.18m – traditional stone barn with corrugated sheet roof, includes chemical store and traditional features together with mezzanine floor to part. Central open passageway to courtyard area;

Store 6.54m x 5.65m – adjoining the Threshing Barn stone building with corrugated sheet cladding and concrete floors;

Store 4.54m x 4.38m – set at a higher level to the Threshing barn and providing storage and access to the mezzanine;

Lock-Up 4.72m x 3.57m – steel portal frame, fully enclosed with sheeted gated access and concrete floors;

Loose Housing 48.42m x 36.48m Max – extensive covered housing including three structures all adjoining and open with central passages. Steel portal frame with corrugated sheet, timber cladding and concrete floors. Includes old parlour which is now utilised for storage (18.14m x 5.26m);

Farm Office & Staff Room 6.74m x 4.03m Max – a mezzanine above the stock housing and including kitchenette, plumbing for washing machine, WC and fitted shower cubicle and store;

Bull Pen4.79m x 5.21m – blockwork lean-to off cubicle housing with timber cladding and external handling system;

Workshop and Store 23.65m x 7.81m – open fronted, 5 bay steel portal frame building with one bay fully enclosed as a workshop. Corrugated sheet cladding to roof and sides and concrete floors throughout;

Dutch Barn 17.14m x 8.55 – 2 bay open fronted barn with corrugated sheet cladding and concrete floors;

Calf Housing 32.80m x 10.39m – well set up for calve housing including number of pens, hot water tank and ventilation system;

Open Silage Clamps – 2 large open silage clamps

Manure Store – dirty water lagoon which is pumped to the main slurry store located north of the holding.

Nestled within the buildings is a small flat, providing further staff accommodation if required. Adjacent yard areas further compliment the infrastructure, situated to the east and south of the buildings. Notably the

traditional complex of barns presents a lucrative opportunity for conversion into permanent residential, tourism, or commercial spaces, subject to obtaining necessary planning consents.

While the northern complex offers essential facilities such as;

Dairy 5.97m x 4.86m – fully equipped dairy with 12,000l indoor bulk tank and 16,000l outdoor bulk tank

Staff Room 5.30m x 3.74m – with fitted base units, WC and wash hand basin and leading to;

Plant Room

Waikato Parlour 25.51m x 7.67m– 24/48 swing herringbone parlour with pig feeders;

Collecting Yards – Circular concrete collecting yard with water driven backing gate;

Covered Housing 40.00m x 58.86m – extensive polytunnels providing 351 cubicles and 2 no. loose housed polytunnels with central passages;

Slurry Lagoon – capacity for 400 cows

Dirty Water Tank – 63,000 litres

Open Silage Clamp 14.76m x 45.50m

Extensive Concrete Yards

LAND

The land at Cwrt Perrott Farm extends to approximately 273 acres (110 ha) in total of quality, ring-fenced pastureland and includes small areas of mature broadleaf woodland.

The land is predominantly accessed via the main farmyard with concrete and hardcore tracks being installed throughout to provide efficient access to the fields. The land has been well maintained, characterised by its sloping terrains and well-proportioned enclosures. These are bound by stock-proof fencing and mature, treelined hedgerows. Please refer to the Land Schedule added to these particulars.

There is a further opportunity to take on existing Farm Business Tenancies on adjacent land.

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.

TENURE

Freehold is with vacant possession on completion.

BASIC PAYMENT SCHEME

The land is registered with the Welsh Government and is eligible for the Basic Payment Scheme. Entitlements are available by separate negotiation.

LOTTING & RESERVE

The property will be offered as a whole, and the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

HERD PERFORMANCE

Cwrt Perrott Farm Limited is project to produce over 2,500,000 litres of milk in 2024 under the current milk contract. The milking herd, followers, machinery and other assets are available for purchase to ensure the continuity

of the business as a going concern. Please contact the Agent for more information.

DIRECTIONS

From Newport, head north on the A4042 toward Cwmbran/Pontypool. Continue straight (2nd exit) over the Turnpike Roundabout and passing The Grange Hospital. At the next roundabout, take the 3rd exit onto Treherbert Road. Continue approximately 2.5 miles and at the crossroads, take the left hand turn onto Nantsor Lane and signposted Llandegveth.

Follow this lane, keeping left onto Church Lane for approximately half a mile where the driveway to the property can be found on your right-hand side.

If using the mobile application: What Three Words ///: civil.wacky.cheese

RIGHTS OF WAY

There is a Bridleway which runs central to the holding together with a number of public footpaths which cross the land.

COUNCIL TAX BAND

Monmouthshire County Council

Farmhouse - Tax Band H / Bungalow – Tax Band E

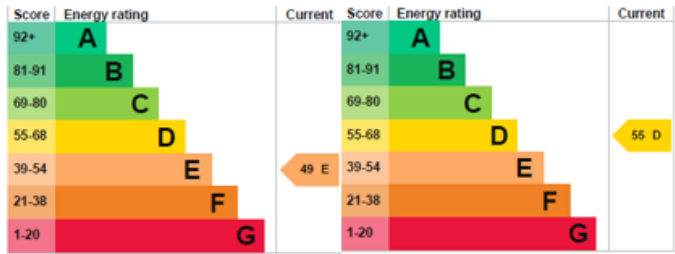
VIEWING

Strictly by appointment with the Sole Agents: David James. Please telephone our Magor Office on 01633 880220.

Energy Performance Certificates

Farmhouse - E

Bungalow – D



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.









