



Bryn-y-Fro

Old Road, Newchurch, Chepstow, NP16 6DD

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NP166 DD

A unique opportunity to purchase an equipped smallholding in a sought-after area of Monmouthshire. The property comprises a detached bungalow, a complex of useful agricultural buildings and pasture extending in total to approximately 86.07 acres (34.83 ha).

- Convenient, accessible location to the northwest of Chepstow and accessed just off the Chepstow to Usk Road (B4235)
- Set in a beautiful, elevated position within open countryside and benefitting from far reaching countryside views
- Detached 2-bedroom bungalow with scope to extend subject to the necessary planning consents
- Integral single garage and generous garden curtilage
- Approximately 84.91 acres (34.03 ha) of permanent pasture
- Array of beneficial agricultural buildings
- Excellent appeal to agricultural, equestrian, recreational and sporting interests

OFFERS IN EXCESS OF £1,300,000

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DESCRIPTION

Bryn-y-Fro comprises a modest, yet comfortable detached modern bungalow set within an extensive amenity curtilage and offering scope for extensions subject to the necessary planning consents. The property occupies a slightly elevated position offering extensive open countryside views.

The holding includes a valuable collection of agricultural buildings sufficient for a holding of its size and providing convenient access to the surrounding land holding which skirts around the property.

SITUATION

The property is situated within the rural hamlet of Newchurch, a short distance from the neighbouring villages of Earlswood, Shirenewton and Devauden. The property is located only a short distance from the popular market towns of Usk and Chepstow which are both within an 8-mile drive.

Easy access to the main road links is available with the Usk Road, A48, A466 and A449 all within a short distance from the property together with connections to the M4/M48, M5 and M50 Motorway corridors.

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.

Surrounding the towns of Chepstow and Usk is beautiful countryside, the Wye Valley Area of Outstanding Natural Beauty and the renowned Forest of Dean, all of which offer an abundance of walks and outdoor activities.

ACCOMMODATION

The accommodation available at Bryn-y-Fro briefly comprises as follows;

Entrance Porch

Hallway – with storage facilities

Living Room – comprising a traditional woodburning stove

Kitchen/Diner – A spacious country style kitchen with a mix of floor & wall units;

Utility & WC – a convenient room with both external access and garage access

Double Bedroom – with built in wardrobe

Double Bedroom – dual aspect with built in wardrobe
Family Bathroom – with WC, wash hand basin and fitted bath

OUTSIDE

The property benefits from a generous garden extending to just over a quarter of an acre. The gardens are principally laid to lawn and are enclosed by mature hedgerows and timber and wire stock fencing. Entrance to the property is via a gated access onto a large loose hardcore driveway providing adequate parking for a number of vehicles.

SERVICES

The property benefits from mains electricity and water connections. We understand that there is an oil-fired central heating system and private drainage in the form of a septic tank.

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 buildings associated with Bryn-y-Fro are located in a small yard area, west of the dwelling house and benefit from an interconnecting access and a separate access from Old Road. The buildings briefly comprise the following;

Stock Shed -22.21m x 15.11m

General Purpose Shed – 21.93m x 24.26m

The buildings include steel portal frame buildings with a mix of blockwork, corrugated sheet and timber cladding. The buildings are easily accessible and include both concrete floors and earth floors. There are water connections available.

LAND

The land at Bryn-y-Fro extends to approximately 84.91 acres (34.03 ha) and comprises a ring-fenced block of pastureland which is divided into 6 large enclosures including one smaller paddock.

The land benefits from direct roadside access to all parcels together with interconnecting gates. The land is stockproof and bound by mature hedgerows and post and wire fencing.

LOCAL AUTHORITY

Monmouthshire County Council – 01633 644644

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.

LOTING & RESERVE

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.

DIRECTIONS

From Chepstow, following the A466 towards the racecourse, take the left hand turn after the Spar which is signposted Usk/Shirenewton (B4235). Continue along this road for approximately 6 miles and at the Gaerlywd crossroads, take the right hand turn to Newchurch. Bear right at the small, grassed triangle and take the sharp left hand turn onto Old Road (approximately 0.5 miles) where the property can be found on your right.

NOTES

The Bungalow historically was built subject to an Agricultural Occupancy Condition (AOC) however a Certificate of Existing Lawful Use (CLEUD) has been obtained for occupation of the property in breach of this planning condition.

For further information in respect of the AOC or CLEUD please contact the Agent.

COUNCIL TAX BAND

Monmouthshire County Council - Tax Band D

VIEWING

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

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£1,300,000

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate of D (Certificate Number: 2059-3922-5209-4312-3200)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



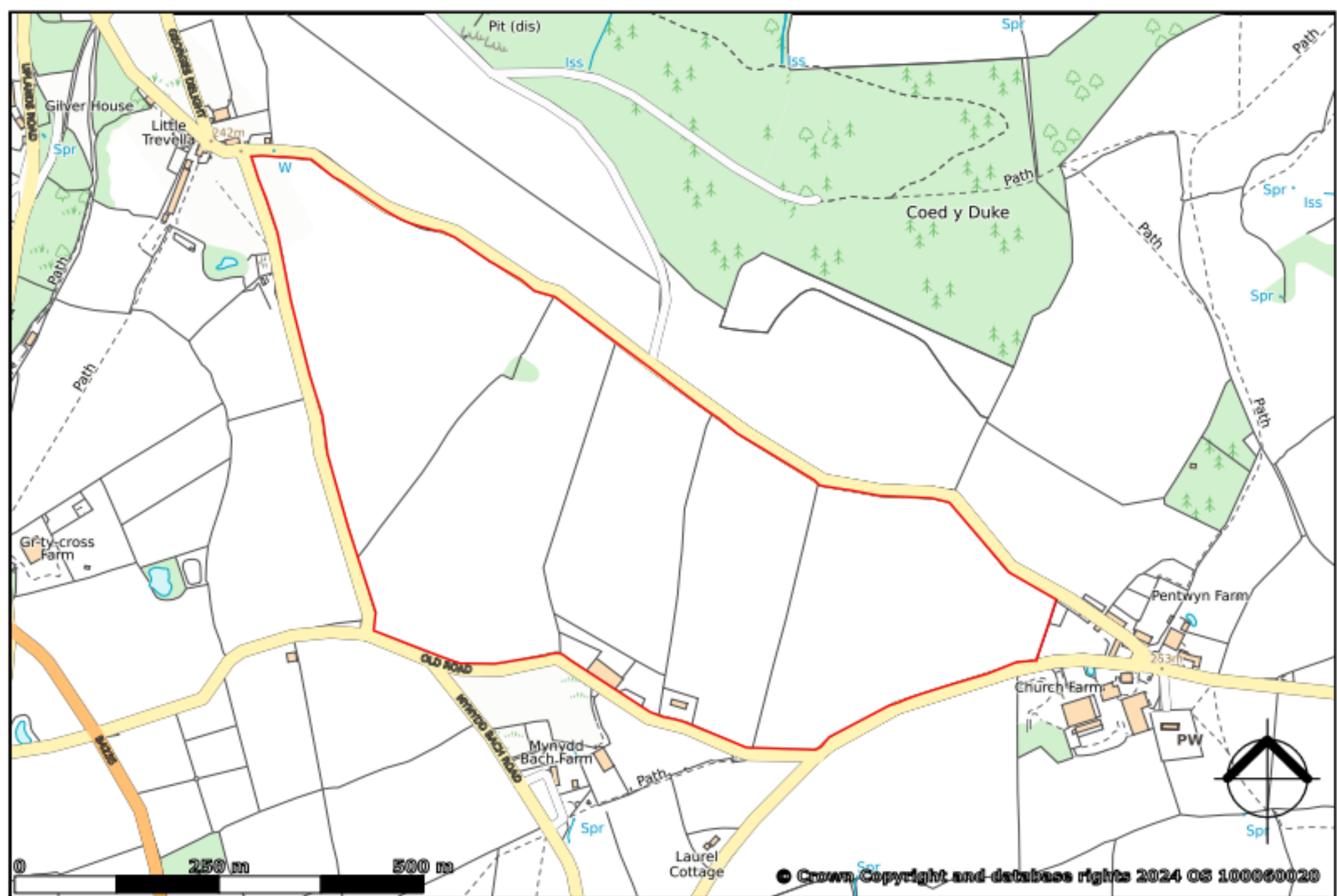
PLANS AND PARTICULARS

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.





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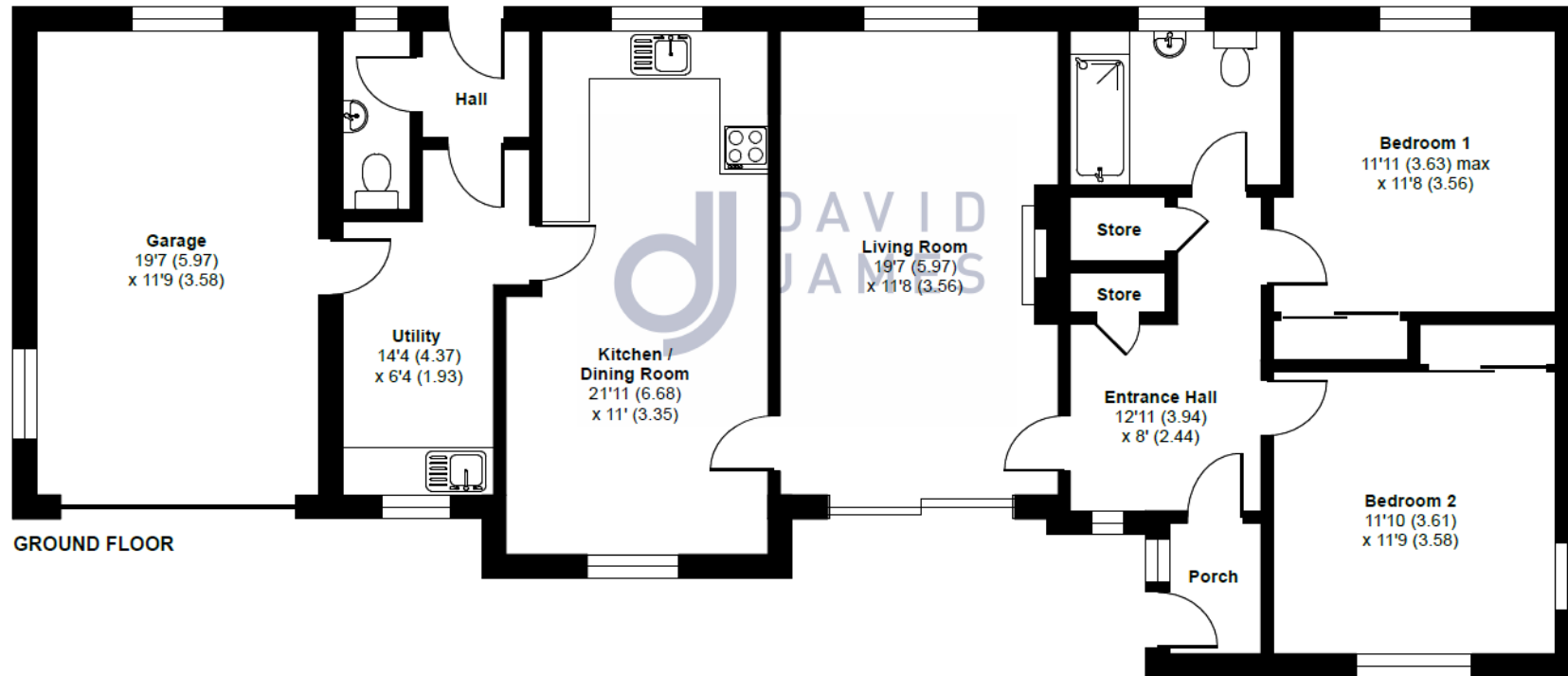
Bryn Y Fro, Newchurch, Chepstow, NP16

Approximate Area = 1380 sq ft / 128.2 sq m (includes garage)

Outbuilding = 9505 sq ft / 883 sq m

Total = 10885 sq ft / 1011.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for David James. REF: 1090876