

CWM FARM

Llangattock Lingoed, Abergavenny, NP7 8NP

R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

J. STRAKER,
CHADWICK & SONS

MONMOUTHSHIRE

Hereford 19 miles. Abergavenny 6 miles.

**CWM FARM
LLANGATTOCK LINGOED
ABERGAVENNY
MONMOUTHSHIRE
NP7 8NP**

TRADITIONAL PERIOD RESIDENCE

RANGE OF TRADITIONAL BUILDINGS

27.59 ACRES

LEVEL AND UNDULATING PASTURE LAND SURROUNDING THE HOMESTEAD

TO BE SOLD BY PUBLIC AUCTION, IN TWO LOTS

on Thursday 30th November 2023 at 5.00 pm
at Priory Centre, Abergavenny, Monmouthshire

LOT 1: Cwm Farmhouse, Range of Traditional Farmbuildings and approx. 14.61 Acres

LOT 2: 12.98 Acres of Productive Pasture Land at Llangattock Lingoed, Abergavenny

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

PROPERTY SUMMARY

Cwm Farm has been in the ownership of the family since 1945 and has been traditionally farmed until the passing of Mr Harvey Marks.

The property occupies an unspoilt rural location in South Monmouthshire. It is a traditional livestock farm comprising a two bedroom residence, a range of traditional buildings and 27.59 Acres.

Properties of this type are seldom on the market in the county of Monmouthshire.

SITUATION

Cwm Farm occupies a delightful unspoilt rural location close to the hamlet of Llangattock Lingoed.

The nearby villages of Llanvihangel Crucorney and Llangattock Lingoed provide a useful range of local amenities whilst extensive shopping, educational and leisure amenities are available at Abergavenny (6 miles) and the Cathedral City of Hereford (19 miles).

DIRECTIONS

From Abergavenny take the B4521 "old Ross Road" for 4.2 miles. Turn left at "Lanes of Abergavenny", follow this road for 0.4 mile then turn right. Follow this road for 1.4 miles and the property will be found at the end.

GRID REFERENCE NUMBER

SO 360 197.

POST CODE

NP7 8NP.

TENURE

The property is freehold and offered with vacant possession upon completion.

BASIC PAYMENT SCHEME

The property is registered for the Basic Payment Scheme. No entitlements are included in the sale.

SERVICES

Water: Mains water is connected

Electricity: Mains electricity is connected to the homestead.

Drainage: Private drainage system.

Central Heating: Oil fired central heating system to house.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

LOCAL AUTHORITY

Monmouthshire County Council: County Hall, The Rhadyr, Usk, NP15 1GA. Tel: 01633 644644.

RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

SPORTING RIGHTS

The Sporting Rights are included in the sale.

PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey Promap Series. The purchasers shall be deemed to have satisfied themselves as the boundaries and the area of the land. Any error or mis-statement shall not annul the sale or entitle any party to compensation whatsoever.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artists impression) shown only contain parts of the property at the time they were taken. Any areas, measurements or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

RESERVATION

Probate has been applied for and should be granted by the date of completion. As such completion will be set for Friday 29th December 2023. Unless probate has not been granted, completion will be set following this date probate being granted.

RESERVE

The property is subject to a reserve price and the Vendors or their Agents shall be entitled to bid up to the reserve.

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the office of the Auctioneers and Vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read at the sale and any purchaser will be deemed to have knowledge of such Conditions of Sale, whether he inspects them or not, and will bid on this understanding. In the event of any variance between these particulars and the Conditions of Sale, the latter shall apply.

MONEY LAUNDERING

Prospective purchasers who attend the auction intending to bid should bring adequate identification with them to prove their identity within the terms of the Money Laundering Regulations. Examples of appropriate identification include both passport/driving licence and a recent household utility bill.

VENDORS SOLICITORS

Morgans Solicitors, Lion Street, Abergavenny, NP7 5PE.

Tel: 01873 859993. Attn: Abigail Ward. Email: abigail@morgans.law

VIEWING

Viewing is by appointment with the joint agents – RG and RB Williams, Tel: 01989 567233 or J Straker Chadwick, Tel: 01873 852624.

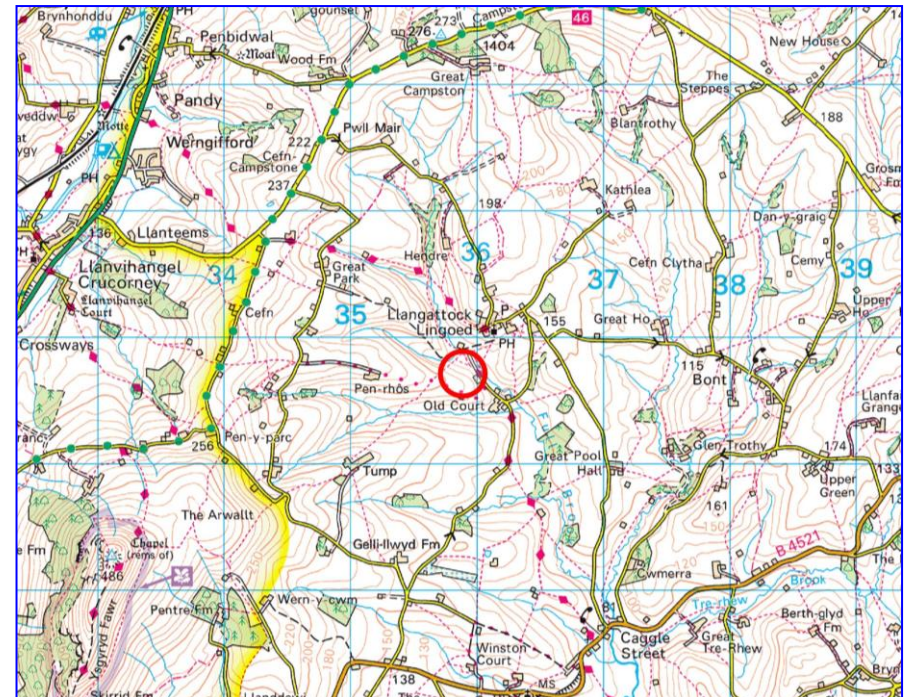
MODE OF SALE

The property is offered for sale by Public Auction.

LOTING

The property will be offered for Auction in two lots. The first lot offered for Auction will be Lot 1 comprising Cwm Farmhouse, a range of Traditional Buildings surrounded by approx. 14.61 Acres of land.

The second lot offered for Auction will be Lot 2 comprising 12.98 Acres of bare pastureland at Llangattock Lingoed.



Particulars of Sale

CWM FARM LLANGATTOCK LINGOED, ABERGAVENNY



THE RESIDENCE

The period farmhouse is principally constructed of stone and part rendered elevations under a slated roof. It is generally in a poor state of repair and is need of modernisation and improvement.

The house has direct roadside frontage to an unclassified council highway.

The accommodation comprises:

ON THE GROUND FLOOR

Entrance Porch:

Entrance Hall:

with flagstone floor; panelled radiator; exposed beams.

Living Room:

(approx. 14'2" x 13'4") with open fireplace; panelled radiator; exposed beams.

Kitchen/Diner:

(Kitchen - approx. 10'1" x 8'11", Diner - approx.. 10'7" x 13'3") with solid fuel Rayburn; stone surround fireplace; inset cupboard; panelled radiator; exposed beams.

ON THE FIRST FLOOR

Bedroom No. 1:

(approx. 11'7" x 8'11") with panelled radiator; exposed beams.

Bedroom No. 2:

(approx. 14'6" x 13'4") with panelled radiator; exposed beams.

Bathroom:

with panelled bath; pedestal wash hand basin; low level w.c.; two panelled radiators; Airing Cupboard.

ON THE SECOND FLOOR

Attic Rooms:

(approx. 32'7" x 14'9" and 23'1" x 11'7") open plan room with exposed beams.

OUTSIDE

The property is contained within a large Garden.

TRADITIONAL FARM BUILDINGS

THE FARMBUILDINGS

The buildings are of traditional construction and are conveniently situated to the farmhouse.

They comprise a range of livestock buildings and fodder storage as detailed below:

Traditional **Stone Barn** with drive through under a corrugated iron roof.

Concrete block and corrugated iron **Lean To**.

Traditional stone **Cider House** with Milling Stone and original Cider Press with wooden screw. **Loft** over.

Stone and corrugated iron **Store**.

Timber and corrugated iron **Store**.



THE LAND

The land is contained within two blocks within close proximity. The land is level/gently undulating with the soil being of a medium clay loam, very versatile for a variety of farming practices.

The land is all classified as Grade 4 on the DEFRA Land Classification Map of England and Wales. It lies about 120 metres above sea level and is level and gently undulating. All of the land is currently in pasture and used for livestock production.

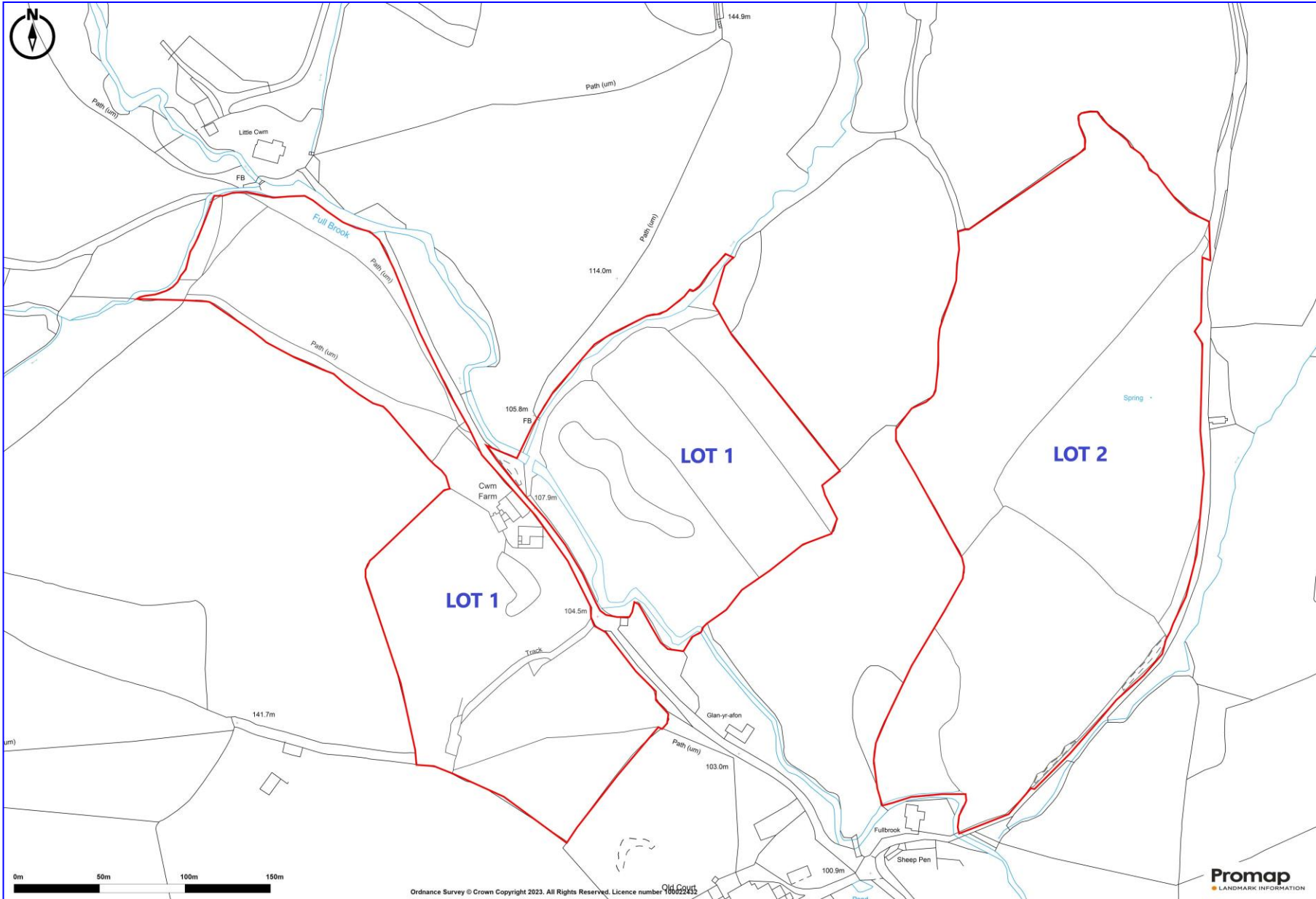
All land is serviced by a spring or natural water supply.

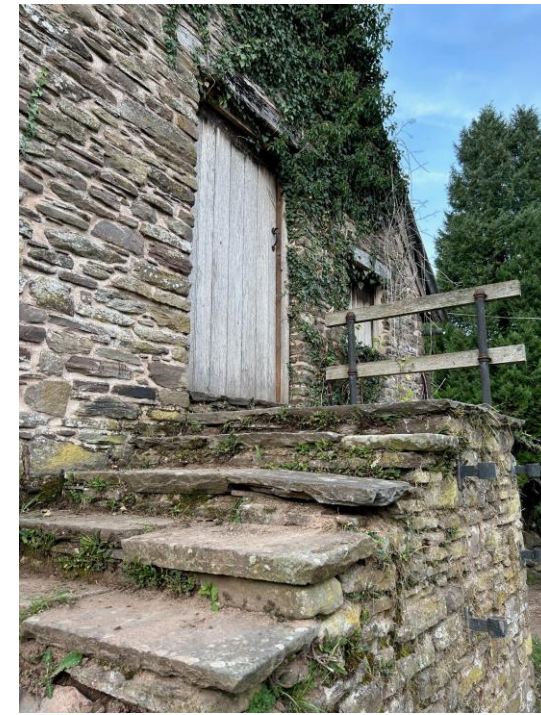
The whole extends to some 27.59 Acres. The land will be offered in two lots:

Lot 1 comprises 14.61 Acres of land surrounding the homestead and buildings.

Lot 2 comprises 12.98 Acres of level pasture land that is split into three well appointed field enclosures.







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