



Perthellic Farm, Croesyceiliog, Cwmbran, NP44 2DE

The logo for Newland Rennie, an estate agency. It features a red and blue diagonal design. On the red side, the text "Estate Agents" is written above the "RICS" logo. On the blue side, the name "Newland Rennie" is written in white.

Perthellic Farm, Croesyceiliog, Cwmbran, NP44 2DE

A Productive, Versatile Farm with a Four Bedroom Farmhouse and Range of Traditional and Modern Farm Buildings. Located in a Very Convenient and Accessible Position, the Farm has an Excellent South facing Aspect, and is all Located within a Ring Fence. The Fertile, Well Drained Land is Currently in Permanent Pasture and Maize with Well Established Hedgerow Boundaries.

4 Bedroom Farmhouse with Attached Traditional Stone Buildings

Large Detached Stone Barn

Storage Buildings, Machinery & Livestock Sheds

Concrete Yards, Silage Pits & Slurry Lagoon

Established Caravan Storage Business

177.43 Acres Fertile Pasture/ Arable Land

For Sale By Private Treaty

As A Whole



Situation: The farm benefits from excellent access off Treherbert road, being just 1.5 miles off the A4042 dual carriageway at Croesyceiliog. The town of Cwmbran is located approximately 2.5 miles to the West, Usk 4 Miles to the East. The city of Newport is located approximately 6 miles to the South, with access to the M4 via J25a. Although the farm benefits from excellent transport links, it is located within unspoilt open countryside with far reaching views.

Directions: From the A4042 Newport/ Pontypool Dual Carriageway, exit at the Croesyceiliog roundabout signposted for the Gwent Crematorium and also Greenmeadow Golf Club. Continue on this road, passing the Crematorium and Golf club on the left hand side. After a further 1.5 miles approx, the Entrance to the farm can be found on the right hand side.

Description

Perthellic farm is approached off Treherbert road via a concrete farm drive which provides excellent access. The farmhouse is stone built under a pitch slate roof, UPVC double glazed, with internal accommodation comprising:

Ground Floor

Entrance Porch - UPVC double glazed, quarry tile floor, French doors off.

Entrance Hall - Stairs off, Under Stair Cupboard

Office (1.8m x 1.53m)

Living Room (5.03m x 4.97m) Stone fireplace with Woodburner, French Doors to Porch, Laminate floor

Lounge (5.05m x 4.13m)

Kitchen / Diner (3.31m x 8.08m) Fitted Floor & Wall Units, Slate Floor, Granite Surfaces, Archway to Dining Area, Cloak room off, Patio Doors, Worcester Oil Boiler

First Floor

Landing - Access to Loft Space

Bedroom 1 (4.2m max x 5.03m)

Bedroom 2 (3.90m x 4.72m) Cast Iron Fireplace

Bedroom 3 (5.36m x 3.20m) Airing Cupboard/ Closet

Bedroom 4 (4.45m x 1.95m) Built in Cupboard

Bathroom - Fully tiled, Jacuzzi bath, wash hand basin, vanity unit, separate shower, wc, heated towel rail

Attached lean-to to the rear of the farmhouse :

Utility room (7.04m x 2.47m) A brick built lean to with part flagstone part concrete floor, fully plumbed.

Attached to the South of the farmhouse :

Former Cowshed with loft over (19m x 6.7m) Stone built under a pitch slated roof, incorporating a number of storage rooms and first floor Snooker room including full size snooker table (Table Available by Separate Negotiation).

Outside: Lawned Garden to the rear of the farmhouse. Ample parking on the yard area to the front of the property. Large Duck Pond on yard area to front of property.

Services – Mains and Private Water Supply, Mains electricity, Private Drainage

Council Tax Band : G

Farm Buildings

Located at the farmstead are a range of traditional and modern buildings comprising:

Cattle Shed (42.67m x 21.33m) Steel frame, corrugated & box profile sheeted roof, part block part galvanized iron clad walls, including storage loft, central feed alley, 95 cubicles approx. and former dairy parlour.

Stock Shed (27.43m x 12.19m) Steel portal frame, concrete block walls to 1.8m spaceboard clad over, barrier manger front, corrugated roof, concrete floor.

Machinery Store (18.26m x 6.10m) Open sided, single pitch sheeted roof.

Workshop (6.1m x 7.6m) Block built, Single pitch corrugated aluminum sheeted roof, concrete floor with pit, Single phase electricity. Attached lean-to (5.09m x 5.39m) with block walls and single pitch box profile sheeted roof.

Two Polytunnels (19.8m x 9.14m with concrete floor) and (9.14m x 7.62m)

Stone Barn (6.65m x 15.4m) with three separate lean-to off, (5.7m x 7.5m), (8m x 5.4m) and (8m x 5.4m), under a slated roof (the latter lean-to has no roof)

Garage (6.45m x 4.8m)

Store Shed (11m x 4.65m) Attached to rear of farmhouse

Two Open Silage Pits (23m x 15m approx) with Reinforced concrete walls and an additional Earth Wall Pit.

Extensive Concrete Yards

Earth Wall Slurry Lagoon - 250m Gallon

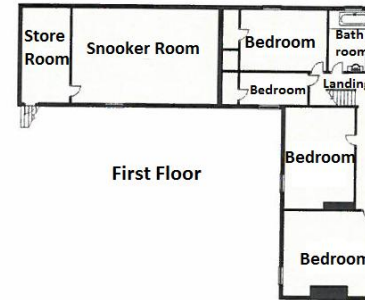
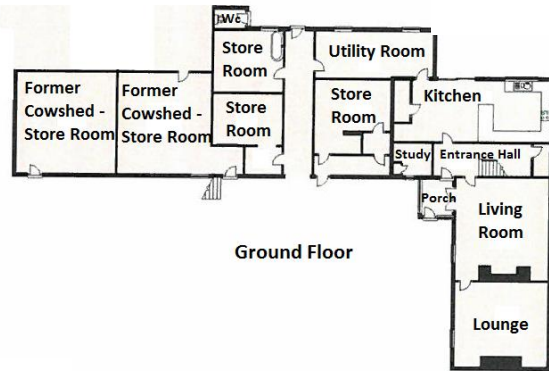
The Land

The land at Perthellic extends to 177.43 Acres (71.84 Ha) shown edged red on the attached Plan for identification only. The majority of the land is in permanent pasture, with 16.8 Acres currently in Maize. The land is level to gently sloping, tile drained, with a natural water supply from the Candwr Brook, and rises from 100ft to 350ft above sea level with a South facing aspect.

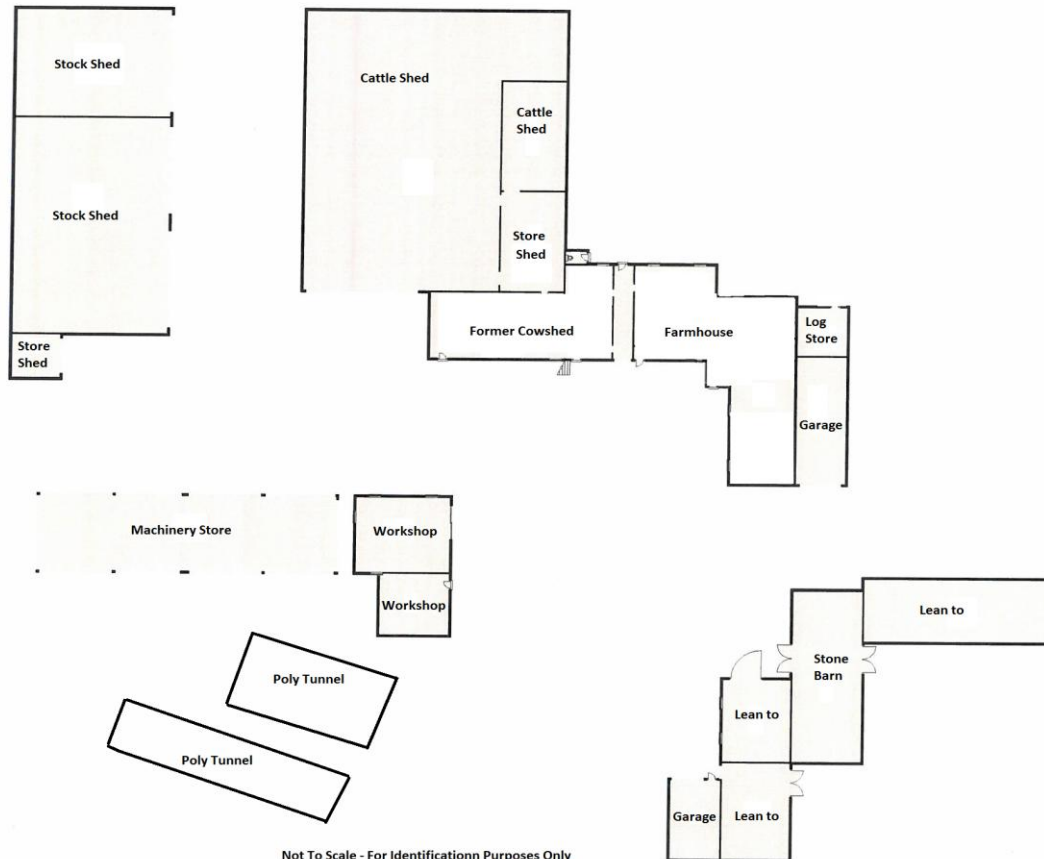
Within field ST3296 1907 is an established Caravan Storage business with facility to store 60 Caravans.

<u>ST No.</u>	<u>NG No.</u>	<u>Schedule</u>	<u>Acres</u>	<u>Ha</u>
3195	8389	P. Pasture	9.93	4.02
3195	9793	P. Pasture	4.00	1.62
3196	9504	P. Pasture	1.19	0.48
3196	9825	P. Pasture	9.32	3.77
3196	9910	P. Pasture	0.17	0.07
3295	0178	P. Pasture	7.76	3.14
3295	0552	P. Pasture	19.27	7.80
3295	0688	P. Pasture	0.72	0.29
3295	1098	Farmyard	2.62	1.06
3295	1390	P. Pasture	2.10	0.88
3295	1496	Farmyard	0.30	0.12
3295	1777	P. Pasture	8.55	3.46
3295	2549	P. Pasture	3.90	1.58
3295	2770	P. Pasture	8.77	3.55
3295	2997	P. Pasture	9.07	3.67
3295	3456	P. Pasture	5.36	2.17
3295	4689	P. Pasture	7.34	2.97
3295	4843	P. Pasture	9.79	3.96
3295	5062	P. Pasture	8.87	3.59
3295	5682	P. Pasture	10.92	4.42
3296	0202	P. Pasture	0.91	0.37
3296	0507	P. Pasture	1.58	0.64
3296	0843	P. Pasture	11.81	4.78
3296	1723	P. Pasture	13.86	5.61
3296	1907	Caravan Storage	1.16	0.47
3296	2001	P. Pasture	1.36	0.55
3296	3711	Maize	10.75	4.35
3296	4919	Maize	<u>6.05</u>	<u>2.45</u>
			177.43 Acres	71.84 Ha

Farmhouse Floor Plan



Farm Buildings Floor Plan



Basic Payment Scheme

The farm is Registered with the Welsh Assembly for Basic Payment Scheme purposes and Submitted an Application in the 2016 Scheme year. The Basic Payment Scheme Entitlements are available For Sale by Separate Negotiation.

Planning

The property, regardless of description within these particulars, is sold subject to any local or development plans, tree preservation orders, planning schemes, resolutions or notices which may or may not come to the enforce and also subject to any statutory permissions or bylaws without any obligation on the part of the vendors to specify them.

Agents

Newland Rennie
24 Newport Road, Caldicot, Monmouthshire, NP26 4BQ
Tel: 01291 420388
Email: caldicot@newlandrennie.com

Local Authority

The farmhouse, buildings and majority of the land are located within Monmouthshire:
Monmouthshire County Council, County Hall, Rhadyr, Usk, NP15 1GA
Tel: 01633 644644

A small proportion of the land is located within Torfaen:
Torfaen County Borough Council, Civic Centre, Pontypool, NP4 6YB
Tel: 01495 762200

Energy Performance Rating

F (28)

Viewing

By appointment with the Agents Only.

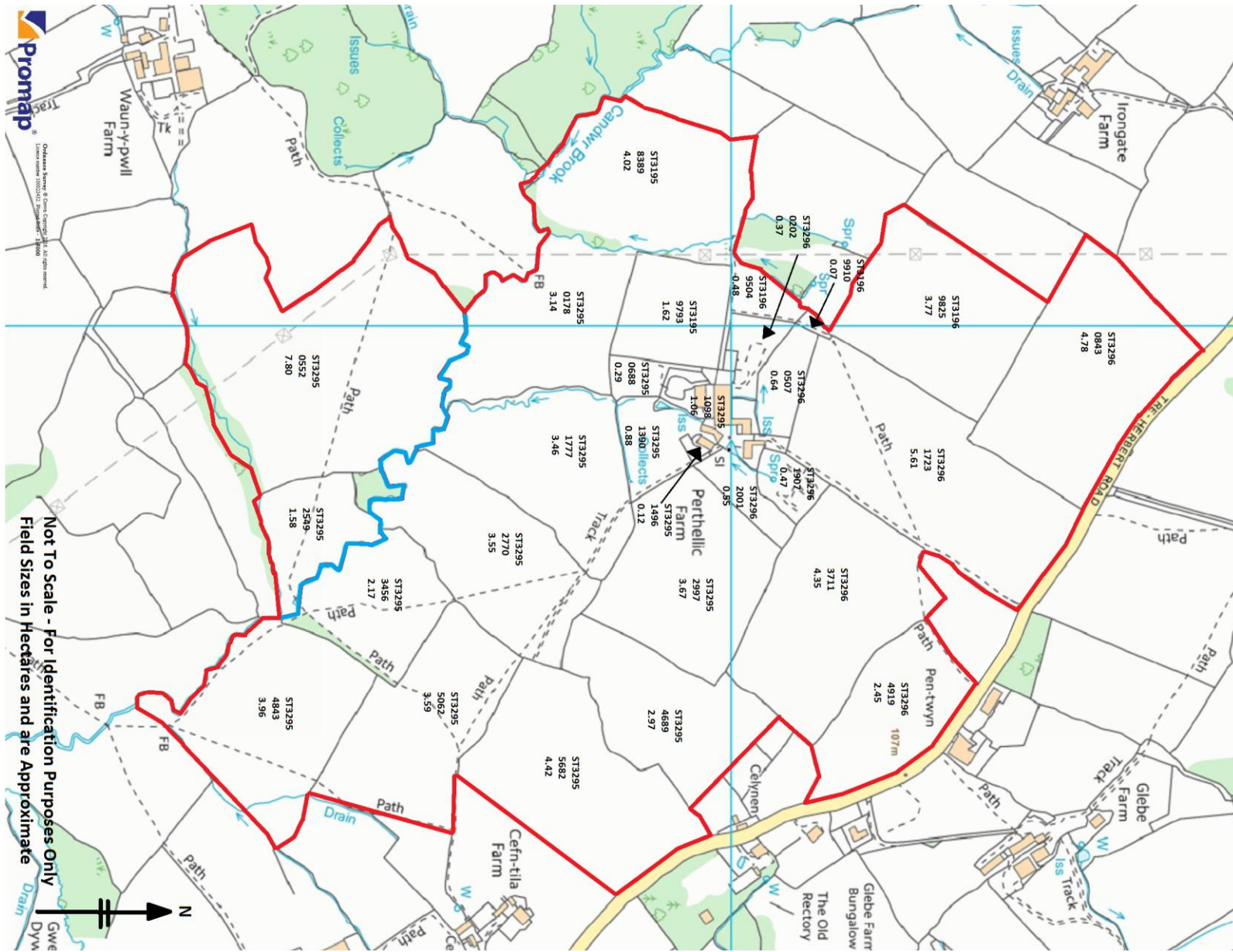


Rights of Way, Easements and Boundaries

Overhead electricity lines pass over the land via a number of steel towers. A number of public footpaths cross the land. The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed rights over the same or for the benefit of the same whether mentioned in these particulars or not.

Important Notices

- 1 These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
- 2 Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.
- 3 It should not be assumed that the property has all necessary planning, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith.
- 4 The information in these particulars do not form any part of an offer or a contract and neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.



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Cwmbran
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01600 712916

Newport
01633 221441

All measurements are approximate only. Reference to external/internal floor areas are approximate only and should not be used for Building Insurance purposes. Please note we have not tested the equipment, appliances and services in this property – interested parties are advised to commission the appropriate surveys before making any offer to purchase. Sketch and floor plans are for illustrative purposes only – not to scale. All walls, doors, windows, fittings, their sizes and locations are approximate only and cannot be regarded as being a representation by the seller or his agent Newland Rennie. Reference to North is magnetic and approximate only.