

Rhewl Farm, Shirenewton, Chepstow, NP16 6AG.



**Newland
Rennie**

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Rhewl Farm, Shirenewton, Chepstow, Monmouthshire, NP16 6AG

A Productive, Versatile Farm with a Three Bedroom Period Farmhouse and Extensive Range of Well Maintained Traditional and Modern Farm Buildings. Located in a Very Convenient and Accessible Position, the property has an Excellent Aspect and is mainly located within a Ring Fence.

**3 Bedroom Farmhouse with Range of Traditional Stone Buildings with
Potential Subject To Planning and Modern Buildings in Approximately 5.63 Acres**

**Adjoining Lots Including:
Modern Livestock & Machinery Sheds
In All, 98 Acres (39.8 ha) of Fertile Pasture Land &
Mature Mixed Native Woodland
All With Good Road Access**

For Sale By Public Auction In 6 Lots

(Unless Previously Sold By Private Treaty)

On Thursday 20th October 2016 at 7:00pm

At The Glen Yr Afon Hotel , Usk, NP15 1SY

Situation: The property benefits from being located within unspoilt open countryside with far reaching views being approximately 1 mile from the rural village of Shirenewton. The town of Chepstow and M48 J1 are located approximately 3 miles to the East, Usk 10 miles to the West and Monmouth 12 Miles North. Major cities including Cardiff, Bristol and London are all within commutable distance using major local road networks and transport links.

Directions: From Chepstow, head West on the A48. After 1 Mile, in the village of Pwllmeyric, turn right opposite the New Inn Public House, signposted for Shirenewton. Proceed along the lane, for 1 mile approx, whereby Rhewl Farm can be found on the right hand side. From Newport, head East on the A48, proceeding through Langstone, Penhow and Caerwent. At the Parkwall Roundabout, take the 1st exit. Continue for 1 ¼ miles, then turn left opposite the New Inn Public House. Proceed along the lane, for 1 mile approx, as above.

Description

Lot 1: Farmhouse, Farm Buildings & 5.63 Acres (2.28 Ha) Approx. Edged Green On The Attached Plan

A conveniently located property accessed from the rural lane off the A48 at Pwllmeyric. The farmhouse is stone built under a pitch slate roof, UPVC double glazed, with internal accommodation comprising:

Ground Floor

Conservatory - Double glazed with feature wooden block flooring and glazed double doors leading to hallway (4.22m x 1.60m)

Entrance Hall - Stairs off. Doorways to Lounge and Kitchen/Dining room

Lounge (4.87m x 4.13m) Fireplace with Woodburner, feature alcove and laminate flooring. Window view over front garden.

Kitchen / Diner (4.16m x 2.77m – Kitchen area) Fitted Floor & Wall Units which includes an under counter water filtration system. Double Oven, integrated fridge, dishwasher and fitted hob. Central breakfast island. Lower level Dining area (4.21m x 4.23m). Feature tiled fireplace and under stairs cupboard, window view to front garden.

Dining Room – (4.40m x 1.97m) Fireplace with fitted wood burner,

Boot Room – (4.80m x 1.97m). Quarry tiles floor throughout. Access to yard area.

Utility Room – (3.39m x 1.97m) Fitted floor and wall units, sink and plumbed for washing machine. Fitted Oil Central Heating boiler. Double glazed Door to rear garden.

Wet Room – Fitted shower, w/c and hand basin, tiled floor and walls.

First Floor

Landing – hallway with stairway access to second floor.

Bedroom 1 (3.19m x 4.27m) with built in cupboard/wardrobe.

Bedroom 2 (2.80m x 4.20m)

Bedroom 3 (3.18m x 4.90m)

Bathroom 1 - Fitted bath, wash hand basin, w/c, heated towel rail.

Bathroom 2 – Fitted Shower, wash hand basin, w/c, corner cubicle shower, heated towel rail.

Second Floor

Currently split into two separate bedrooms/offices (3.40m x 4.82m) and (3.40m x 3.73m). Wooden floor boards throughout with access to room 5 via room 4. Under eave storage throughout. Fitted wardrobes, 4 double glazed windows, 2 radiators.

Outside: Walled Garden to the front and side of the farmhouse with raised flower beds and ornamental trees. Ample parking on the yard area.

Services: Mains Water & Electricity, Private Drainage, Oil Fired Central Heating.

Council Tax Band G

ENERGY PERFORMANCE RATING F (29)



Total area: approx 201.2 sq metres (2165.7 sq feet)

Farm Buildings & Land

Located at the Farmstead are a range of traditional and modern buildings comprising:
Granary (14.6m x 5m) attached to the rear of the farmhouse. A two storey building of brick and stone construction with Norfolk boarding under a pitched tiled roof.

2 Storey Stone Barn (6.7m x 3.6m) constructed of stone under a slate tiled roof with the benefit of a loft above and an attached lean-to store.

2 Storey Stone Barn (8.00m x 6.10m) constructed of stone with a slate tiled roof and a loft above with attached single storey stables (7.80m x 6.10m)

Cart Shed (6.70m x 7.30m) stone construction with loft above under a slated roof, featured arched doorway with attached single storey Store Room (6.10m x 10.20m) of stone and brick construction under sheeted roof.

Former Dairy and Parlour brick and block construction under a sheeted roof.

Cattle/Storage Shed (24.3m x 13.41m) Dutch barn style construction of steel frames under corrugated roof sheets, space boarding on sides, internally concrete floors and cattle feed barrier.

Stock Shed (27.4m x 12.1m) with attached (22.86m x 7.31m) portal steel frame construction with block walls and space board over, under a corrugated roof. Opening out onto concreted yard feeding area with adjacent slurry store.

Bull Pen – Block built with sheeted roof, yard area to front.

The Land extends to 5.63 Acres and comprises an adjoining enclosure of Permanent Pasture to the rear of the buildings

Schedule

ST No.	NG No.	Description	Ha	Acres
5093	2667	Pasture	1.55	3.83
		House and Buildings	<u>0.73est</u>	<u>1.80</u>
			2.28	5.63

Lot 2 : Range of Modern Agricultural Buildings suitable for both livestock and storage with 36.47 Acres (14.76 ha) of Pasture and Meadow Land (Edged Blue on Plan)

A Stock/Machinery Shed (27.4m x 45.72m) of steel portal frame construction under corrugated roof. Internally comprising of a selection of stock pens, feed barriers, feed passages and general storage area. Concrete floors, sheeted doors, with water and electricity supply. Externally leading to paddock enclosure to rear, concrete yard to front and rear with roadside access. Adjoining Pasture land extending to 36.47 Acres App.

Schedule

ST No.	NG No.	Description	Ha	Acres
5093	1665	Pasture	0.52	1.28
5093	1377	Pasture	5.28	13.05
5093	2988	Pasture	3.20	7.91
5093	4371	Pasture	5.43	13.
5093	4359	Pasture	<u>0.33</u>	<u>0.82</u>
			14.76	36.47



Lot 3 - 10.27 Acres (4.16 ha) of Mixed Native Woodland (Edged Orange on plan) With Access off adjacent Lane

Schedule

ST No.	NG No.	Description	Ha	Acres
5093	0690	Woodland	4.16	10.27

Lot 4 - 16.13 Acres (6.53 ha) of Pasture Land (Edged Red on Plan)

Situated in a pleasant wooded valley with spring and stream water running through the length of the land and a long frontage to the B4235. A sheltered block of Permanent Pasture.

Schedule

ST No.	NG No.	Description	Ha	Acres
5094	0607	Pasture	2.70	6.67
5094	4009	Pasture	3.83	9.46
			6.53	16.13



Lot 5 - 15.34 Acres (6.21 ha) of Meadow and Pasture Land (Edged Brown on plan)

Two enclosures of permanent pasture with good road access. Adjoining the Wallwern Wood, including Former Lime Kilns.

Schedule

ST No.	NG No.	Description	Ha	Acres
5093	5523	Pasture	3.22	7.96
5093	6727	Pasture	2.15	5.31
5093	8122	Pasture	0.84	2.07
			6.21	15.34

Lot 6 - 14.65 Acres (5.93 ha) of Pasture Lane (Edged Purple on Plan)

A large enclosure of permanent pasture with adjoining woodland strip close to the hamlet of Mounton.



Schedule

ST No.	NG No.	Description	Ha	Acres
5193	0808	Pasture	4.29	10.60
5193	0023	Pasture	1.64	4.05
			5.93	14.65

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. The vendor has operated Rhewl Farm as an agricultural enterprise and has not investigated any potential development opportunities offered by the holding.

Method of Sale - The Property will be offered for sale as the in lots previously described On Thursday 20th October 2016 at 7:00pm At The Glen Yr Afon Hotel, Usk, NP15 1SY (unless sold prior to sale)

Lotting - The Auctioneers reserve the right to amend or amalgamate the lots referred to without Notice.

Viewing - By appointment with the Agents Only.

Agents - Newland Rennie, 24 Newport Road, Caldicot, Monmouthshire, NP26 4BQ

Tel: 01291 420388 Email Caldicot@newlandrennie.co

Solicitors - DW Harris Solicitors, 24-25 Gelliwastad Road, Pontypridd, RCT, CF37 2B

Tel: 01443 486666 Email : info@dwharris.co.uk

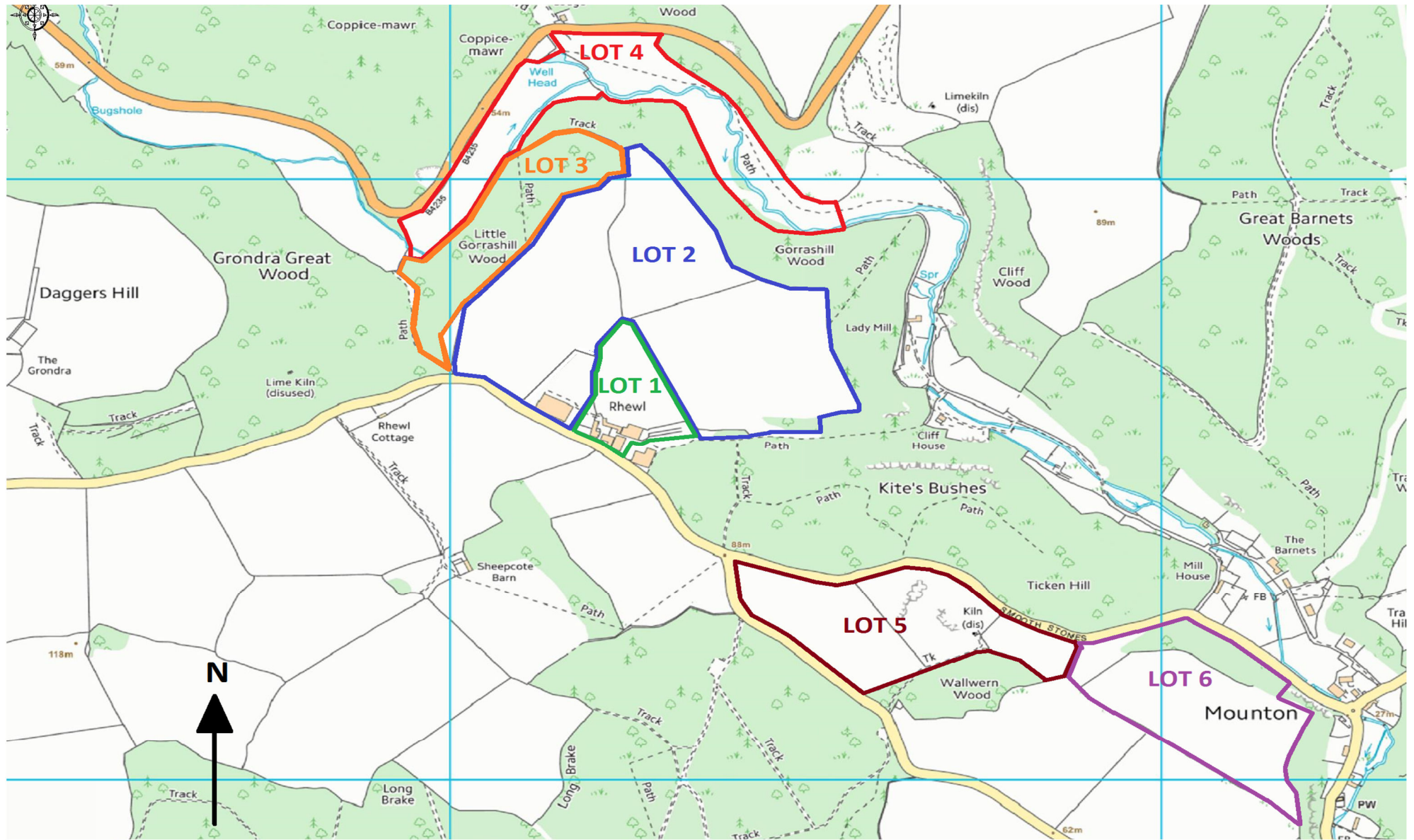
Rights of Way, Easements and Boundaries

Overhead electricity lines pass over the land via a number of poles/towers. A public footpath crosses Lot 4. 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.





Branches at:

Abergavenny
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Caldicot
01291 430331

Chepstow
01291 626775

Cwmbran
01633 868341

Monmouth
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.