



UPPER CAE GARW FARM

TRELLECH | MONMOUTH







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TRELLECH | MONMOUTH | MONMOUTHSHIRE | NP25 4PJ

UPPER CAE GARW FARM OFFERS A RARE OPPORTUNITY FOR THE RENOVATION OR REPLACEMENT OF THE EXISTING FARMSTEAD ALONGSIDE THE POTENTIAL TO DEVELOP THE TRADITIONAL BUILDINGS TO OFFER DIVERSIFIED INCOME STREAMS (STPP). A COMPACT AND PRODUCTIVE AGRICULTURAL HOLDING, UPPER CAE GARW PROVIDES EXCEPTIONAL APPEAL TO AN EXTENSIVE RANGE OF PURCHASERS.

Upper Cae Garw is extremely well located in South Monmouthshire, just outside the village of Trellech in a tranquil situation, and just over 6 miles west of Monmouth. The property is situated adjacent to a quiet country lane that easily connects to the B4293, Chepstow to Monmouth Road.

FOR SALE AS A WHOLE

- Superb location in South Monmouthshire close to the village of Trellech & Border Town of Monmouth •
- Good accessibility via A449 connecting directly to M4 (J. 24) & M50 (J.1) at Ross on Wye •
 - Private position with far reaching views •
 - Beautiful setting sat within its own farmland •
- A range of traditional and modern farm buildings offering excellent potential •
- In a sought-after and well renowned tourist area, Upper Cae Garw lends itself to the establishment of such enterprises to benefit from the excellent situation (STPP) •
- Two-bedroom Farmhouse requiring modernisation / refurbishment or potential for replacement dwelling (STPP) •
 - Historically a light aircraft landing strip was established on the Property •
 - In all approximately 61.32 acres (24.78 hectares) •
 - Offered For Sale by Private Treaty •
- Trellech 1.5 miles • Raglan 5.9 miles • Monmouth 6.5 miles • Chepstow 12.1 miles •
 - Newport/M4 (J.24) 15.8 miles • M50 (J.1) 18.5 miles •
 - (all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.

LOCATION & SITUATION

Trellech is known for its Harold's stones, three large Bronze Age standing stones located at the edge of the village. The Virtuous Well, thought to have had a high reputation as a healing well in the 1800's is also located nearby. The Village is home to The Lion Inn public house, Trellech Primary School, a doctor's surgery and The Church of St Nicholas. A circular walk from Trellech can be enjoyed taking in sights such as Harold's Stones, Cleddon Falls and Llandogo.

Monmouth, located just 6.5 miles away from Upper Cae Garw boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, the recently rebuilt state of the art Monmouth Comprehensive School and a selection of Primary Schools.

Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre, and an extensive range of recreational and leisure activities.

An abundance of tourism and recreational activities exist within the region, especially within the beautiful Wye Valley which is only a stone's throw away and Brecon Beacons National Park located to the north of Abergavenny. Tintern Abbey along with impressive Castles, at Chepstow, Caldicot and Raglan provide historic jewels for visitors to the region.

Upper Cae Garw benefits from an exquisite and unique situation. With almost panoramic views of Monmouthshire and as far reaching as the Brecon Beacons in the north, the farm is located in unspoilt countryside and therefore benefits from the peace and tranquillity that offers.

The farm itself is a haven for local wildlife with an array of birds and mammals benefitting from the peaceful setting on offer at Upper Cae Garw including, Curlew, Skylarks and Deer of various species.

Upper Cae Garw is located within the Wye Valley area of outstanding natural beauty (AONB).







UPPER CAE GARW FARMHOUSE

Upper Cae Garw Farmhouse provides an appealing detached two-bedroom farmhouse which profits from excellent views across the Monmouthshire countryside. The property benefits from double glazed windows throughout, private drainage and an oil-fired central heating system. The property has the potential for significant renovation or replacement and reorientation, subject to gaining the necessary planning consents.

Entered via the front porch and into the main hallway with access to the kitchen, with fitted units and exposed beams and access to the utility room which houses the white goods and boiler as well as providing a side door access to the garden. Leading into the house from the hallway the dining room with views over the garden provides a compact entertaining room. Leading through into the main sitting room, with stone fireplace, again with views over the garden. There is a small downstairs bathroom with WC and basin. The ground floor accommodation is completed by an excellent conservatory on the southern elevation of the property which really allows a purchaser to enjoy the far-reaching views which can be had from the farmhouse and terrace.

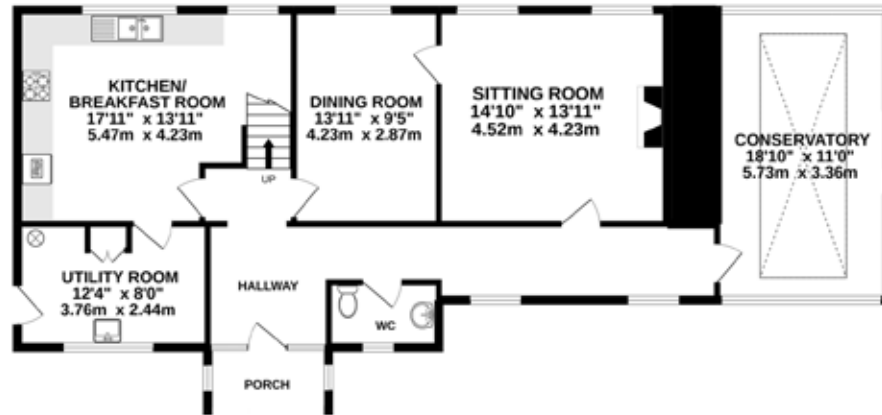
The first floor accommodation comprises of a landing with access to two double bedrooms, both being ensuite as well as an airing and small additional storage cupboards. The master bedroom with dual aspect windows overlooking the land and the traditional farm yard benefits from a ensuite bathroom with WC, basin and bath. The second bedroom, again a double bedroom, benefits from an ensuite with WC, basin and bath), and dual aspect views.

The property benefits from radiators throughout and although having stood empty for a short period of time is generally in good heart but would benefit from some modernisation to bring the dwelling up to current standards of living.

Surrounding the property is a small lawned garden with mature hedges and shrubs as well as a small terrace and outbuilding.

FLOORPLANS

GROUND FLOOR
1127 sq.ft. (104.7 sq.m.) approx.

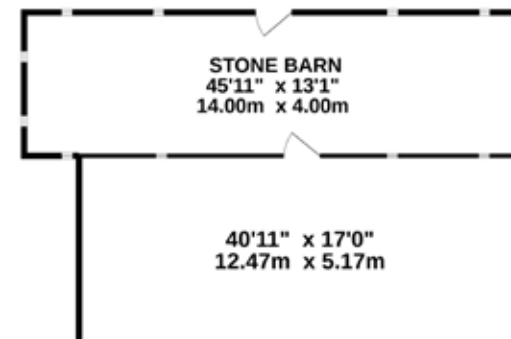
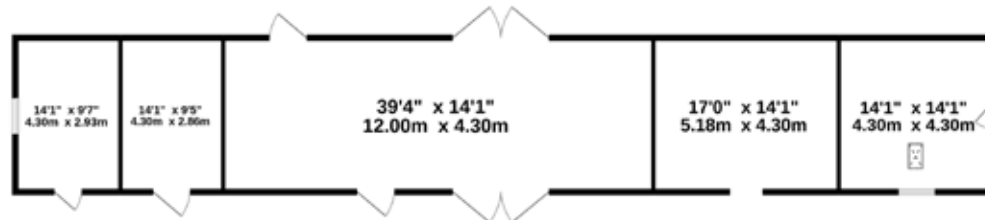


1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1712 sq.ft. (159.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE BUILDINGS

The buildings at Upper Cae Garw provide tremendous potential to be brought back into utilisation to assist any farming enterprise which maybe established at the property or, subject to gaining the necessary planning consents, the buildings do offer potential for changes of use with a tourism or equestrian aim.

The traditional buildings are of a stone construction under a tin roof with a stone, concrete, and earth floor. Split into five useful compartments and having been used for general storage, stabling and calf housing historically. The building complements the traditional feel to the farmyard exceptionally well. Part of the building was re-roofed with slate tile and the floor has been lifted with the view to converting said part of the barn. No formal planning was applied for previously.

A second traditional building of stone construction under a tin roof again provides excellent opportunities for conversion to a diversified use.

A significant agricultural building of steel portal frame construction under a tin roof with tin cladding to all sides with a double sliding door, concrete floor and apron. Previously used as a light aircraft hangar the building is in excellent condition and complemented the airstrip which was once on the property. Internally there is a small office area and bathroom with WC.

A further small Nissen Hut building and three-bay car port complete the range of buildings on offer at Upper Cae Garw Farm.





THE LAND

The land at Upper Cae Garw Farm provides an excellent opportunity to purchase a manageable and productive block of grassland which accompanies the Farmhouse and yard exceptionally well. Surrounding the farmyard the land provides a number of level, manageable enclosures and a larger main parcel of productive grassland.

The land is fenced and hedged to the boundaries and has direct access from the public highway.

There are a number of small coppices and ponds on the property which provide excellent amenity or potential sporting appeal.

The land has been well maintained through grazing and mowing for hay/silage and is in very good heart.

Historically a light aircraft landing strip was established on the property and used for private use. With the topography of the land it would not be unreasonable to suggest that should a purchaser wish to, this could be reinstated to accompany the existing agricultural building which was once the light aircraft hangar.

The land benefits from outstanding views across the county and puts Upper Cae Garw in an unrivalled position, with views which are truly unique and sought after.

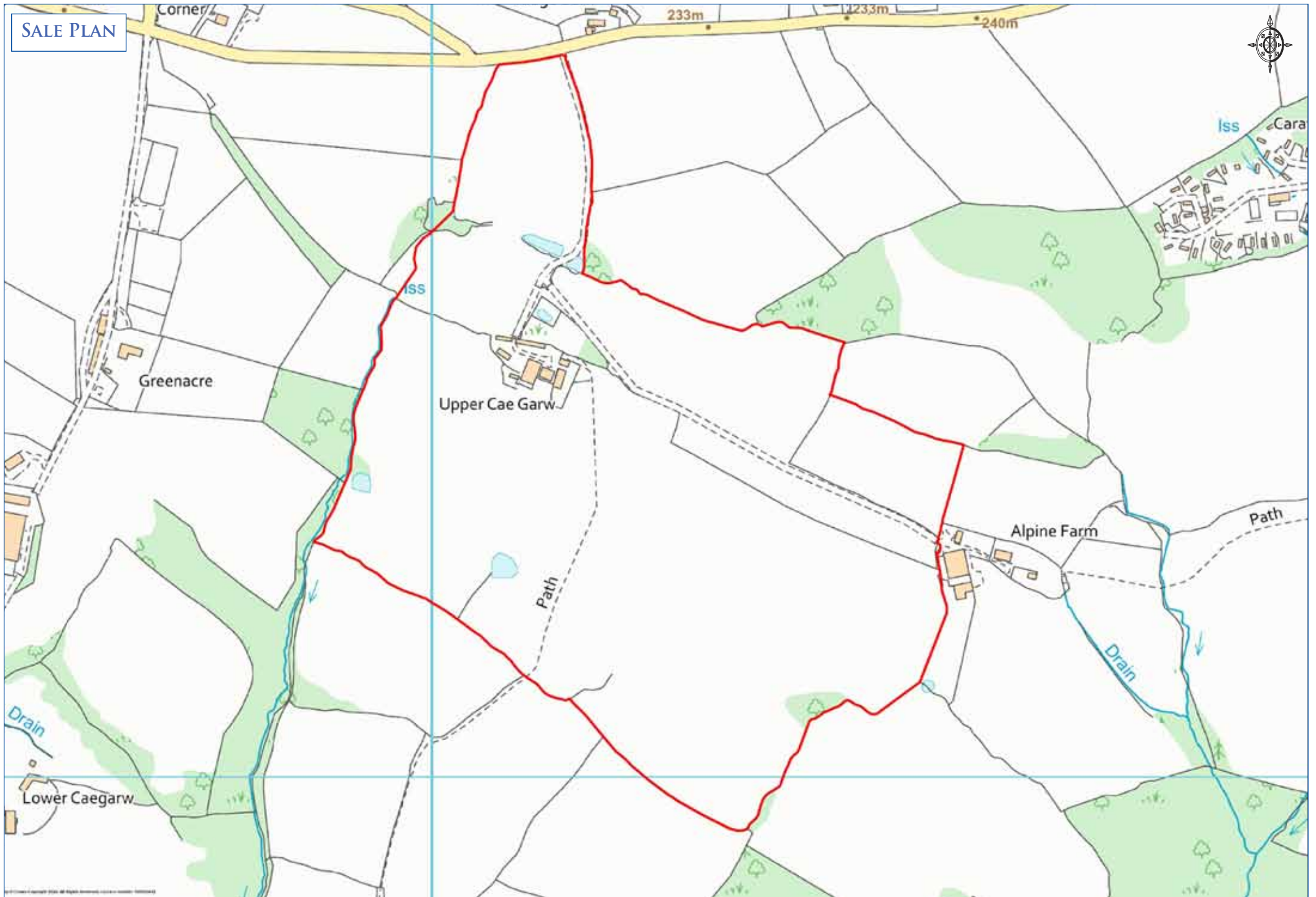
There are a number of footpaths and rights of ways which cross the property. Further information is available from the selling agents.

The sporting, timber and mineral rights will pass to the purchaser where available.

In all the land at Upper Cae Garw extends to 61.32 acres (24.78 hectares).



SALE PLAN



KEY INFORMATION

Services: Mains water & electricity are connected to Upper Cae Garw Farmhouse. Foul drainage to existing private septic tank. Oil fired central heating system serves the dwelling. Interested parties should satisfy themselves upon the availability and connection of all services and utilities and rely upon their own enquiries.

Council Tax: Band G.

Sale Method: Private Treaty.

Basic Payment Scheme: The Basic Payment Scheme Entitlements are not included within the sale.

Local Planning Authority: Monmouthshire County Council. Telephone: 01633 644 644.

VAT: It is understood that VAT will not be chargeable on the sale price.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements, public and private rights of way, and any other such rights, whether these are specifically referred to in these particulars or not.

Two footpaths cross the Property, and the driveway is shared with an adjoining farm (Alpine Farm). There is also a right of way over the land from a further adjoining farm and to a woodland. Further details are available from the selling agents.

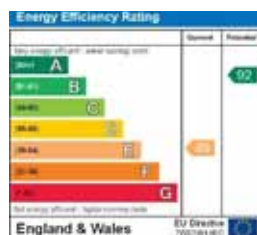
Directions: From Monmouth take the B4293 towards Trellech for 5 miles. On reaching the village of Trellech and passing the primary school take the right hand turn towards Cwmcarvan. Continue for 1.0 mile and the driveway to Upper Cae Garw will be located on your left-hand side.

From Chepstow take the B4293 and continue on this road for approximately 12 miles passing through the villages of Itton Common and Devauden. Remain on this road until you reach the village of Trellech. Continue through the village and after passing the Lion Inn and two sharp bends take the left-hand turning towards Cwmcarvan. Continue for 1.0 mile and the driveway to Upper Cae Garw will be located on your left-hand side.

A For Sale board will be located at the entrance to the property. Continue down the gravel driveway and Upper Cae Garw is the first property you arrive at.

Viewings: Strictly by appointment with the selling agents.

Further Information: For further information please contact Edward Fletcher BSc (Hons) MSc MRICS FAAV or David Powell BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk



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