



ABERCOMIN FARM

ABERBEEG | ABERTILLERY



LOT 1



ABERCOMIN FARM

ABERBEEG | ABERTILLERY | BLAENAU GWENT | NP13 2AY

ABERCOMIN FARM OFFERS A RARE OPPORTUNITY TO PURCHASE A DESIRABLE SMALLHOLDING LOCATED WITHIN A SHORT DISTANCE OF ABERBEEG. SET IN AN ELEVATED POSITION OVERLOOKING THE VALLEY, ABERCOMIN BENEFITS FROM OUTSTANDING VIEWS OVER THE SURROUNDING COUNTRYSIDE YET IS WITHIN EASY REACH OF MAJOR URBAN AREAS AS WELL AS HAVING EXCELLENT ROAD LINKS.

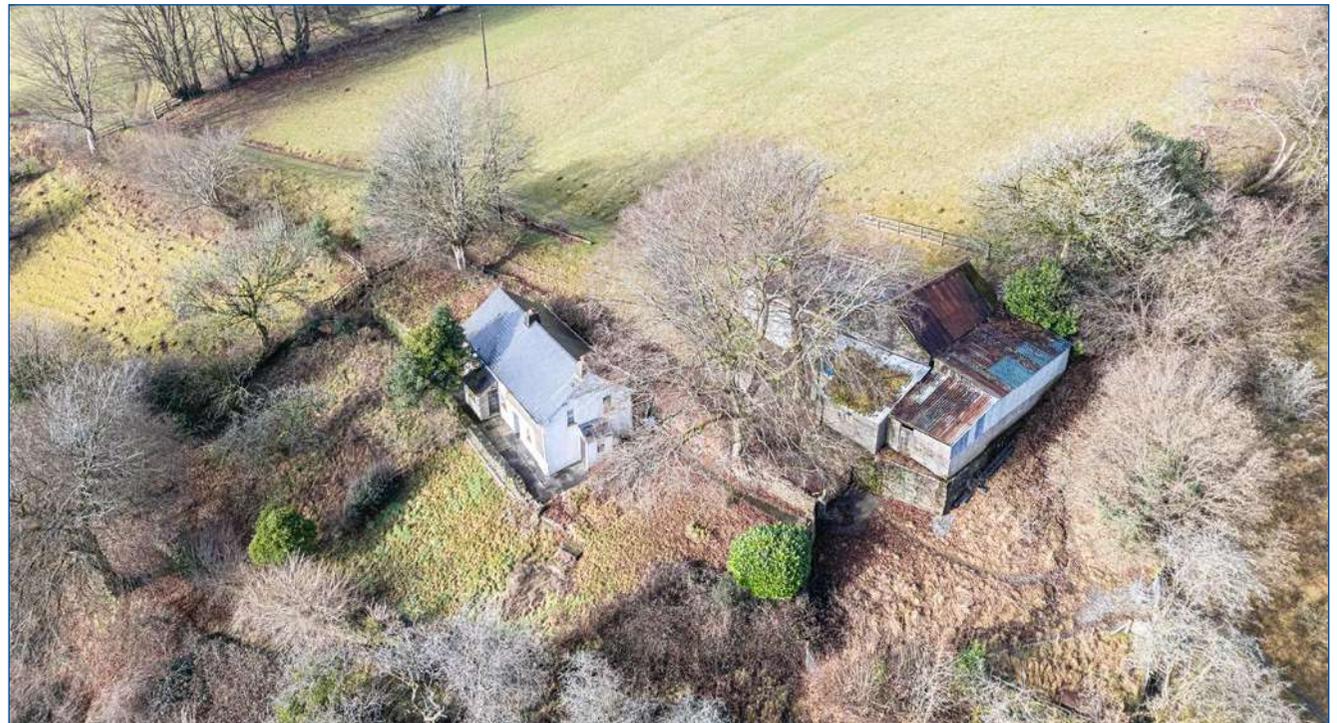
Abercomin Farm offers a fantastic opportunity to acquire an agricultural smallholding with significant potential in a rural location but offering excellent accessibility to the major road networks of the A472, A4042, A467, M4 & M48.

FOR SALE AS A WHOLE OR IN UP TO TWO LOTS

- Superb location in South Wales with great accessibility to the major road networks •
 - Private position with far reaching views •
 - Appealing setting sat within its own farmland •
- A range of traditional farm/outbuildings offering excellent potential (STPP) •
- Three-bedroom Farmhouse requiring modernisation with a range of buildings and farmland extending in all to 29.09 acres •
- A second Lot of pasture land extending in all to 8.38 acres •
 - In all approximately 37.47 acres (15.16 hectares) •
 - Offered For Sale by Private Treaty •

Brynithel 0.9 miles • Aberbeeg 1.1 miles • Abertillery 3.0 miles
Pontypool 7.8 miles • Newport 16.7 miles • Cardiff 23.5 miles
A465 (Heads of the Valleys) 10.1 miles • M4 (J.28) 14.5 miles
Llanhilleth Railway Station 1.5 miles • Newport Railway Station 16.1 miles • Cardiff Airport 32.4 miles • Bristol Airport 48.8 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

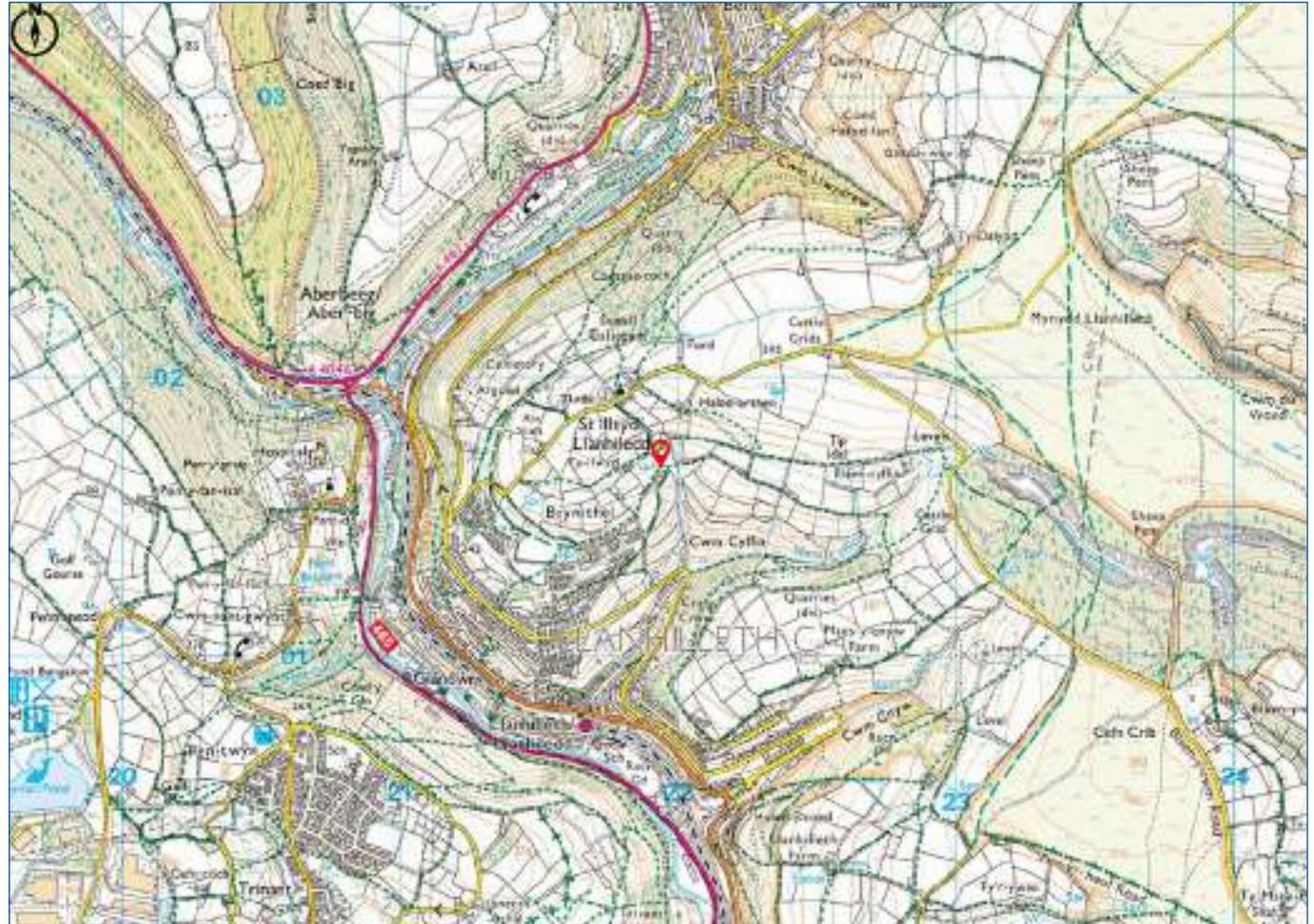
Abercomin Farm enjoys an excellent location positioned close to the towns of Abertillery and Pontypool, benefitting from a rural location with private feel and boasting excellent views.

Positioned at the end of a privately owned farm drive and surrounded by Abercomin's own land, the property is accessed via a gated entrance into the yard area with ample parking directly adjacent to the Farmhouse and outbuildings.

Abercomin Farm has a semi-private position yet there are excellent connections to the main road network, with easy access to the A472, A4042 and A467 as well as the M4 and M48 at Newport.

The towns of Aberbeeg, Abertillery and Pontypool are only two and seven miles away respectively, offering a full range of amenities with an excellent range of schools, busy town centres, and extensive range of recreational and leisure facilities/clubs.

Further recreational facilities can be found at Newport, with all the benefits a city has to offer, such as Friars Walk Shopping Centre, a railway station offering direct trains to Cardiff, Bristol and London, bus station, cafes, restaurants, excellent schools and sports venues.





ABERCOMIN FARMHOUSE

The Farmhouse comprises a traditional built, 3-bedroomed, stone farmhouse with a small front porch. Stepping into the cosy farmhouse via the front porch you will turn right into the kitchen. With fitted worktops and units as well as a small breakfast bar the kitchen provides a useful space within the dwelling for not only preparing meals but it is the heart of the home and links the dining room and the reception room very well. With views over the garden reaching across the valley the peaceful situation can really be appreciated. Moving into the dining room which offers a lovely space to entertain and profits from an open fireplace. The dining room has a secondary access to the garden and the front of the house as well as useful storage cupboards. Passing back through the kitchen and into the sitting room, again with a fireplace, with a wood burner installed, which also provides the hot water and heating via a back boiler. The sitting room has exposed timber beams and views over the gardens, again taking in the far reaching views.

Stepping up from the sitting room onto the first floor the accommodation provides three useful bedrooms accessed via the original stone staircase. The bedrooms, two of which are large enough to sustain a double bed and the third is a little smaller. The accommodation is completed by a family bathroom with a shower, WC, bath and wash basin installed.

Generally, the dwelling is in need of some modernisation throughout but lends itself very well to those looking to put their own touch on what is a scarcely available smallholding in the area but it also has the potential for significant extensions, subject to gaining the necessary planning consents to provide a larger, more modern farmhouse. All purchasers must rely upon their own enquires in relation to any planning matters.

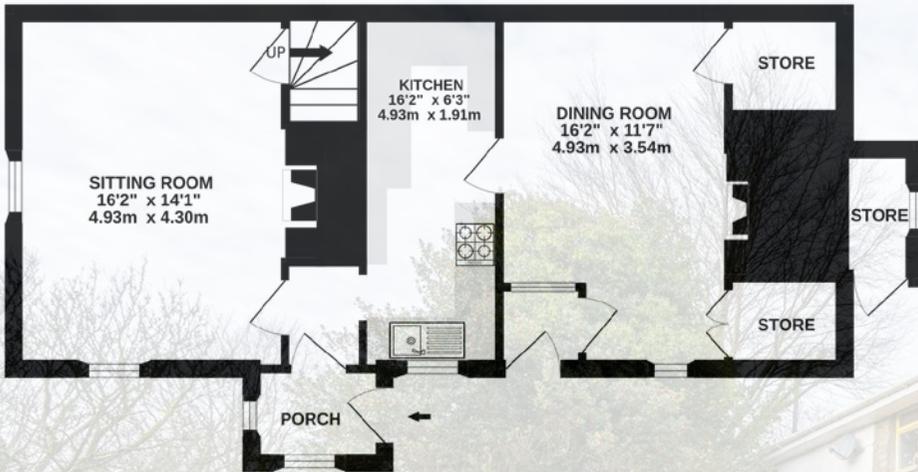
The Property is accessed via a main farm drive passing up from the nearby houses.

The south/west facing garden provides excellent seclusion but also allows an owner to benefit from the tremendous views which Abercomin benefits from.

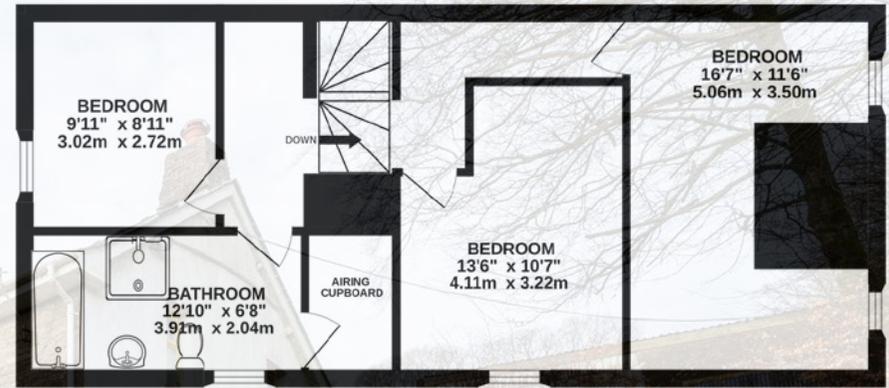


FLOORPLAN

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.9 sq.m.) approx.

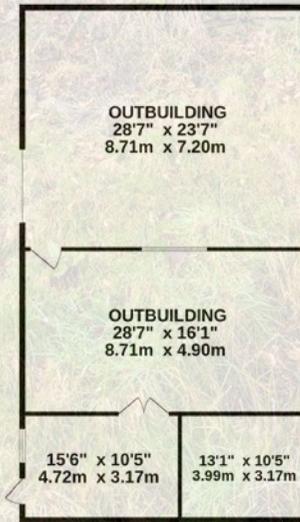
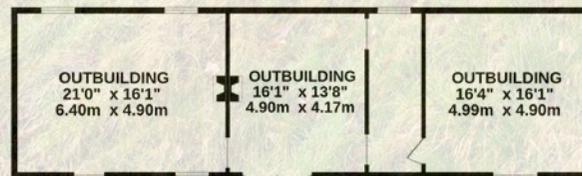
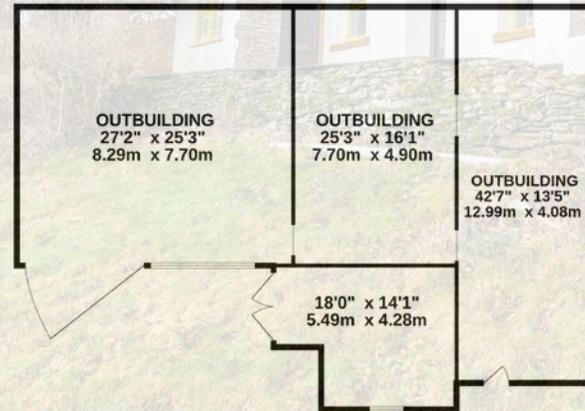


TOTAL FLOOR AREA : 1205 sq.ft. (112.0 sq.m.) approx.

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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TOTAL FLOOR AREA : 4145 sq.ft. (385.1 sq.m.) approx.

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AGRICULTURAL & TRADITIONAL BUILDINGS

The agricultural buildings at Abercomin offer useful livestock and general-purpose storage areas, well suited to accompany several uses including livestock, equestrian or any other uses alongside the farmhouse. Sit in an elevated position above, but to the side of, the farmhouse with access directly from the farm driveway. Of a part traditional stone, part concrete constructions under a tin roof the buildings provide good covered spaces which can be utilised for several different uses.

The traditional buildings on the holding offer appeal and some potential to be used for other uses (STPP). The first stone building is listed provides tremendous potential to be brought into residential or tourism uses or similar, subject to the necessary consents. The second stone building again offers some potential and is not listed.

Lot 1 is offered with no overage or clawback provision.

All purchasers must rely upon their own enquires in relation to any planning matters.







LAND AT ABERCOMIN

LOT 1

The land at Abercomin provides an excellent opportunity to purchase a manageable and productive block of grassland which accompanies the Farmhouse and Buildings exceptionally well.

Close to the dwelling the land provides a number of level, manageable enclosures well suited to livestock or equestrian grazing. Some of the land is well suited to livestock grazing and hay production with some of the steeper areas having mature woodland and clusters of trees interspersed adding shelter for livestock and biodiversity appeal.

The land is stock proof fenced to the boundaries and has direct access from the farm drive.

There are a number of small coppices and areas of mature woodland on the property which provide excellent amenity or again lend themselves to environmental schemes.

The land has been preserved through sheep grazing by a local grazier and it is understood vacant possession will be made available upon completion with the current licence now terminated. Further information is available from the selling agents.

The land benefits from far reaching views across the valley and puts Abercomin in an unrivalled position locally, with views which are truly unique and sought after and not often seen in the market yet within such easy reach of the local towns and amenities.

Lot 1 extends in all to 29.09 acres (11.77 hectares).

LOT 2

Land at Hafodarth Road (Lot 2) provides a steep area of unimproved pastureland on the edge of the settlement. Outlined in Blue on the enclosed sale plan prospective purchasers must take care when viewing this land.

Agents Note: One boundary is not fenced (A-B), and it will be the responsibility of the purchaser to fence this area should they wish. They will be deemed to have full knowledge of the boundaries and should rely upon their own enquires to identify such.

Lot 2 is to be offered with an overage provision to capture 25% of the uplift in value following any planning permission granted for uses outside of agriculture or equestrian for a period of 25 years from the date of sale.

Lot 2 extends in all to 8.38 acres.

As a whole the land at Abercomin extends to 37.47 acres (15.16 hectares) and is offered in Two Lots.

None of the holding is included in any environmental schemes.

KEY INFORMATION

Services: Mains water & mains electricity are connected to the Property. Foul drainage to an existing private septic tank The Property benefits from wood fired central heating. Wifi is connected. Interested parties should satisfy themselves upon the availability and connection of all services and utilities and rely upon their own enquiries.

Council Tax: Band D.

Sale Method: Private Treaty with vacant possession available upon completion.

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

Local Planning Authority: Blaenau Gwent County Council. Telephone: 01495 357737.

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.

There are several public footpaths which cross the property. Please discuss with the selling agent for more details.

Directions: From the A4042 at Pontypool take the A472 west towards Hafodyrynys. On the approach to Hafodyrynys take the B4471 (Swffryd) past the Rugby Club. Continue for approximately 2.0 miles into Llanhilleth. Before reaching the High St take a slight right onto Blaencuffin Rd. Continue for 0.8 miles before turning right onto Mount Pleasant Estate. Follow this road through the houses before turning left up to the farm entrance passing the children's playground on your right-hand side.

From the A465 (Heads of the Valleys Rd) take the exit towards Ebbw Vale and continue onto the B4485. Passing through Waun-Lwyd and arriving at Cwm. At the roundabout take the A4046 towards Aberbeeg. Take the 2nd exit onto the B4471 then turn a sharp left onto Victoria Rd. Again, take a sharp right onto Church Rd. Continue for 0.4 miles before turning left onto Mount Pleasant Estate. Follow this road through the houses before turning, left, up to the farm entrance passing the children's playground on your right-hand side.

It is recommended that you follow the W3W tag to the farm gate.

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Viewings: Strictly by appointment with the selling agents. All parties view at their own risk and no liability is accepted by the vendor or selling agents who have acted reasonably to ensure viewings are as safe as possible. Please note there are livestock on the land and no dogs are welcome to attend any viewings.

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



Powells

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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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