

# FOREST VIEW MADGETTS FARM

TIDENHAM CHASE | CHEPSTOW | MONMOUTHSHIRE





# FOREST VIEW MADGETTS FARM

TIDENHAM CHASE | CHEPSTOW | NP16 7LZ

FOREST VIEW MADGETTS FARM OFFERS A SUPERB AGRICULTURAL AND COMMERCIAL PROPERTY PACKAGE WITH POTENTIAL SITUATED IN SOUTH-WEST GLOUCESTERSHIRE, WITH A WELL PRESENTED THREE-BEDROOM EXTENDED WOOLAWAY BUNGALOW (SUBJECT TO AN AOC), DETACHED STUDIO, AN EXCELLENT COMMERCIAL POULTRY PROCESSING FACILITY (B2), EXTENSIVE YARD AND SIX FULLY SERVICED POLYTUNNEL BASES WITH TWO REMAINING STRUCTURES WHICH COULD BE USED FOR A RANGE OF POSSIBLE USES, AND A RINGFENCED COMPARTMENT OF IMPROVED GRASSLAND EXTENDING IN TOTAL TO 38.58 ACRES (15.61 HECTARES).



- Superb accessible location in a beautiful position within open countryside •
- Well-presented three-bedroom Woolaway bungalow which is subject to an Agricultural Occupancy Condition known as Forest View •
  - Spectacular views •
- Commercial poultry processing facility with extensive yard area •
  - Six fully serviced concrete polytunnel bases with two existing structures offering a range of possible uses (subject to planning) •
  - Ring fenced productive pastureland subdivided into regular level enclosures all capable of being grazed or mown for fodder •
- Excellent appeal to agricultural, commercial, equestrian, development and rural enterprise interests •
  - Extending in total to approximately 38.58 acres (15.61 ha) •

Tidenham Chase 1.8 miles • Brockweir 4 miles • Chepstow 5.8 miles • Lydney 7.6 miles • Coleford 8 miles • Monmouth 11.9 miles  
 Bristol 23 miles • Newport 23.5 miles • Gloucester 27.5 miles  
 Cardiff 35 miles • London 130 miles • Chepstow Railway Station 5.9 miles • Bristol Parkway Railway Station 19 miles • Bristol Airport 31.7 miles • Cardiff Airport 50 miles • London Heathrow Airport 116 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

Forest View Madgetts Farm is surrounded by glorious Gloucestershire countryside positioned in an elevated position on a plateau, enjoying views of the surrounding countryside. Local amenities such as The Rose & Crown and Anchor Inn at Tintern and the Kingstone Brewery at Brockweir are all close by with an abundance of walks and outriding, including the Devil's pulpit just a short walk away. The property benefits from excellent road access with the entrance to the third-party drive to the property directly accessed from the western side of the Park Hill Lane B4228. The B4228 connects directly to the village of Tutshill and the A48 four miles to the south and the town of Chepstow beyond providing connections to the main road networks of the A466, A48, M48 and M4.

The cities of Gloucester, Hereford, Cardiff and Bristol are all within an hour's drive and connections to main line trains, reaching London Paddington in under 1.5 hours, can be found Bristol Parkway Railway Station just 19 miles from the property.

Forest View Madgetts Farm enjoys an excellent accessible location 5.8 miles north of the centre of Chepstow, a thriving border town with the picturesque historic Chepstow Castle dating back to the 11th century, the oldest surviving post-Roman stone fortification in Britain and the renowned Chepstow Racecourse. Chepstow has a bustling high street with a mixture of high street chain stores, independent shops and eateries as well as everyday services such as banks, post offices and grocery stores, three distinct shopping areas and a good selection of restaurants and bars. For education, St. John's on-the-Hill is a co-educational day and boarding preparatory school with all-year round Day Nurseries. There are also primary schools in the area and Chepstow Comprehensive School. An abundance of tourism and recreational activities exist within Chepstow and the wider Wye Valley region.

Monmouth is located just 11.9 miles from the property and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

Bristol is just 23 miles away from the property with all the benefits a city has to offer, such as Cabot Circus shopping centre and the renowned Cribbs Causeway shopping complex, a railway station offering direct trains to London, bus station, bars, cafes, restaurants, fantastic schools and universities and multiple employment opportunities.



## FOREST VIEW

Forest View is separated from the ring-fenced land and building at Forest View Madgetts Farm by a section of third party owned track. The property comprises a detached, spacious three-bedroom bungalow of Woolaway construction with rendered elevations under a corrugated tiled roof, which has been extended, benefitting from double glazing fitted in 2019, gas fired central heating and an open fireplace in the sitting room. Forest View is subject to an Agricultural Occupancy Condition (AOC).

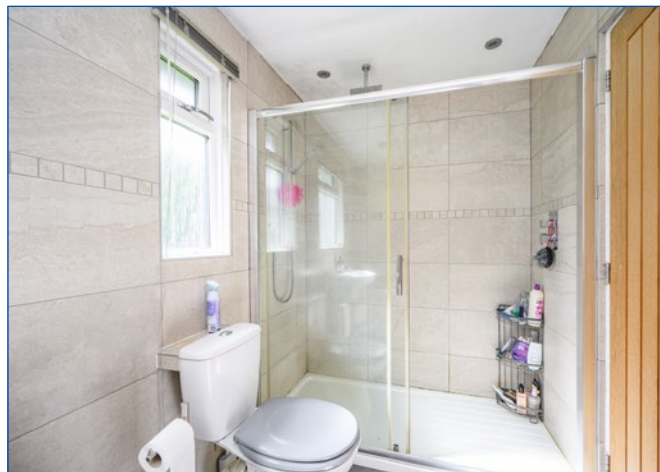
The principal accommodation briefly includes an extensive utility room with tiled floor, base units and Belfast sink; open plan kitchen and dining area with tiled floor, base units, composite work top metal sink and rangemaster five ring hob oven and window to the front. The open plan dining area features boarded flooring and dual aspect windows to front and side providing a light a spacious feel. An additional storage cupboard is accessed off the dining area. The sitting room has carpeted floor, an open fireplace and dual aspect windows with French double doors to the outside. From the kitchen a rear hallway leads to three double bedrooms and a family bathroom with walk in shower, bath, wc and wash basin. The interior accommodation is light, open and in excellent condition.

Positioned across the yard a short distance from Forest View is the detached garage which has been converted internally to provide a studio / office space with open plan kitchen / living room and downstairs shower room with walk in shower, wc and wash basin. Above, is a mezzanine which could accommodate a bedroom.

The property is serviced by mains electricity and water. Foul drainage is to a septic tank. The property features uPVC double glazing throughout and central heating by way of a gas boiler.

Forest View sits within a residential curtilage of about 0.44 acre which extends in a rectangular shape. The garden extends principally to the north and east with a lawned area to the north and east. The bungalow sits on a concrete apron allowing for outside seating to the front and rear. Directly south of Forest View in between the garage and the property is a paved enclosed patio area providing a wonderful space for alfresco dining.

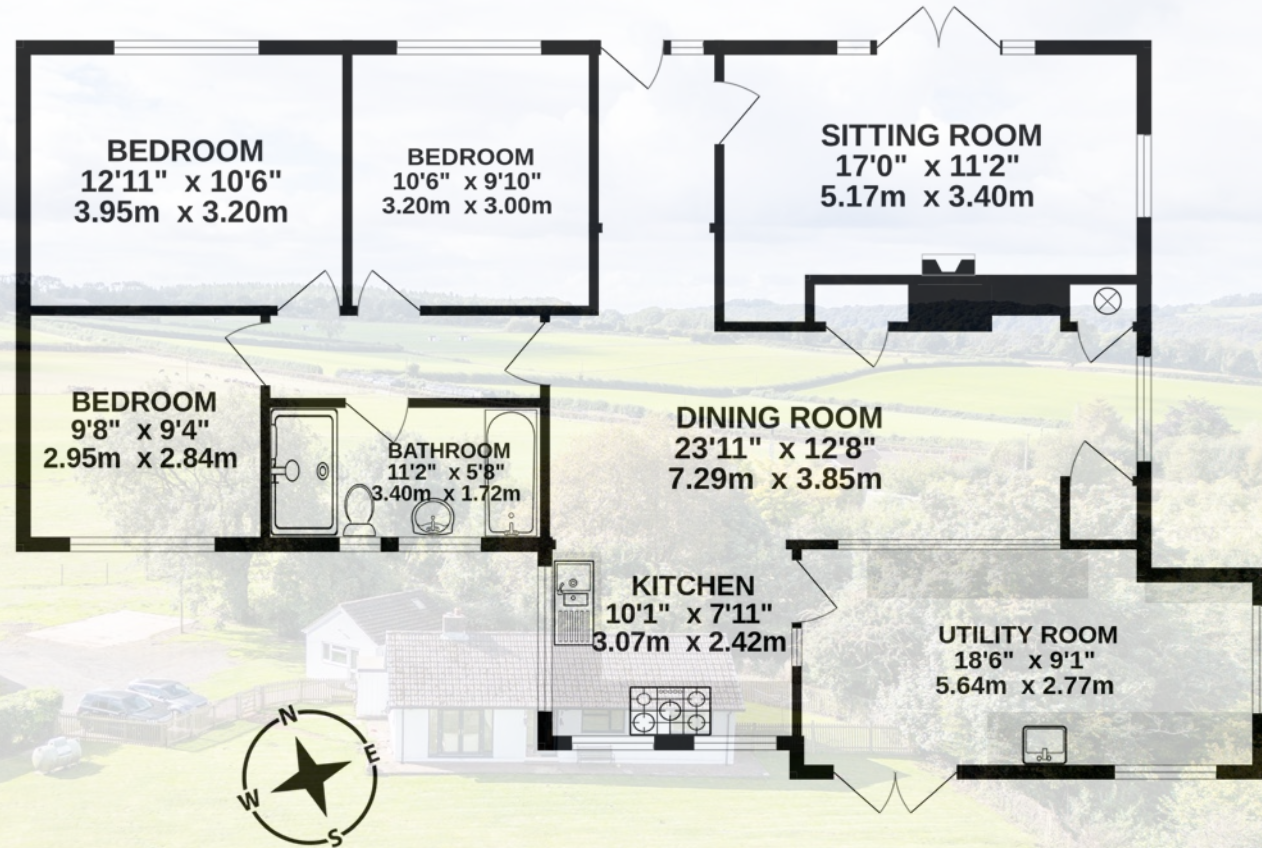
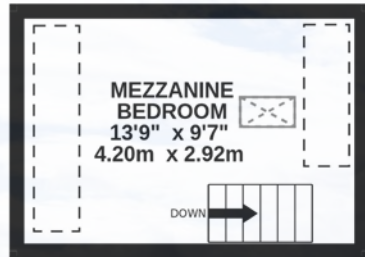
Forest View provides a charming three-bedroom residence with detached office/studio which which would appeal to anyone looking for multi-generational living, with views over the land and to the yard as well as the surrounding countryside.



# FLOORPLAN

1ST FLOOR  
132 sq.ft. (12.2 sq.m.) approx.

GROUND FLOOR  
1375 sq.ft. (127.7 sq.m.) approx.



FOREST VIEW, MADGETTS FARM, TIDENHAM CHASE, CHEPSTOW, NP16 7LZ

TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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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## OUTBUILDING, YARD AND POLYTUNNELS

Directly south of Forest View, on the south side of the third-party track is the yard and building. The building is a high spec custom built poultry and fowl processing plant with concrete and coated floors and whitewashed walls equipped with holding fridges, blast chiller, EV room, waxing room, packing room, stunning area, feather room, bleed area, dry pack room, dirty changing area, toilets, canteen area and overhead office. Set over three main sections the building is sensibly laid out and could be used for a number of other commercial uses (subject to planning).

The vendors applied for a Certificate of lawful Existing Use or Development (CLEUD) which was granted on 13th October 2023 confirming the building has been used for general industrial (Use Class B2) and that the continued use of the building for general industrial (Use Class B2) purposes is lawful.

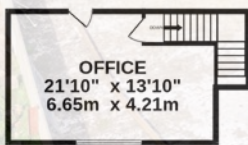
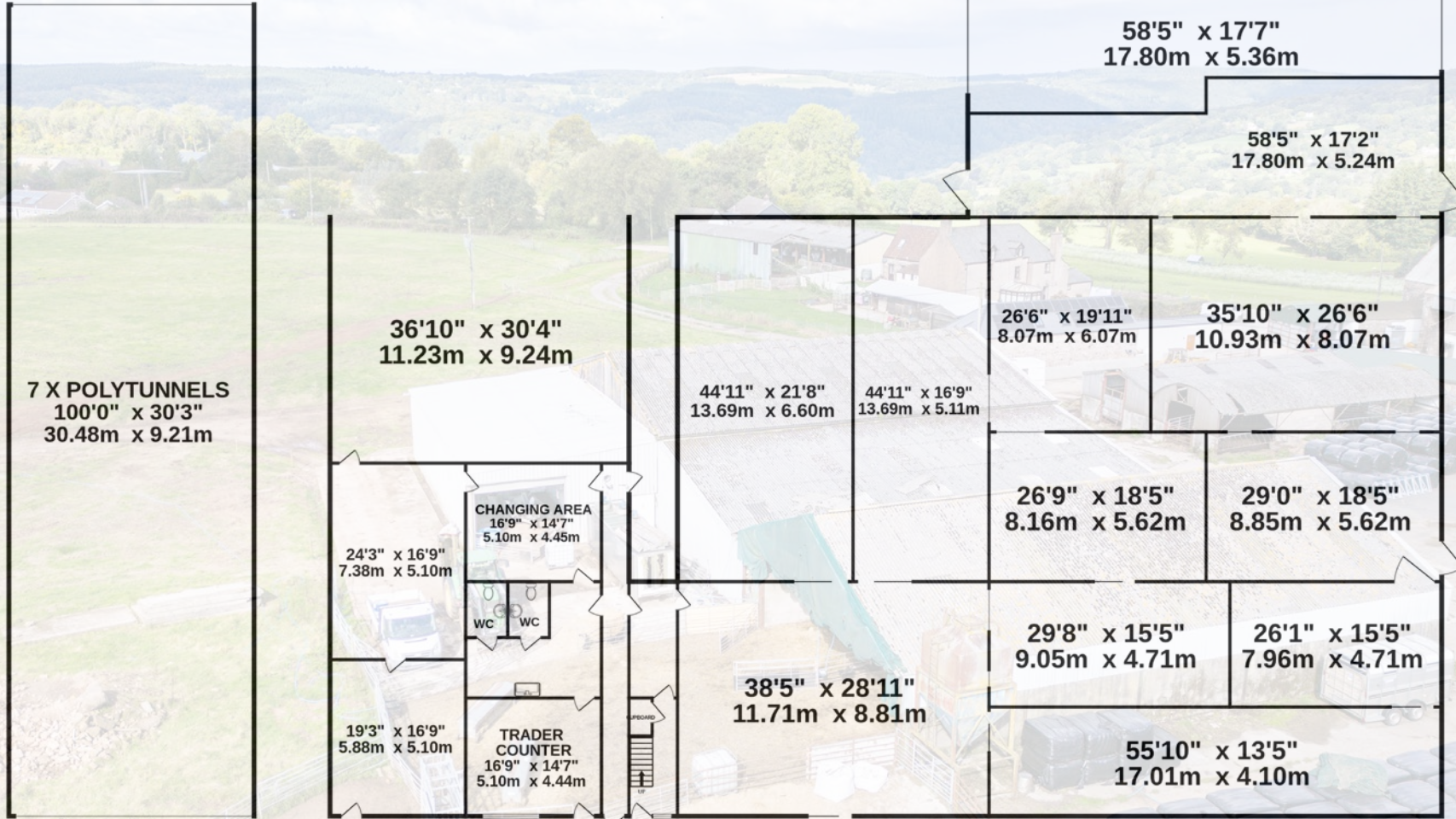
Externally to the east, south and west of the building is the extensive concrete yard area.

A central track then leads from the buildings up through the land. Positioned either side of the central track at intervals are the six polytunnel stations. Each station has a concreted base (130ft x 60 ft) with mains electricity and water connected. Of the six pads two still have polytunnel structures on them. There is also an additional polytunnel area directly east of the yard. These structures and bases could be used for a range of uses and certainly would be of interest to purchasers looking to set up glamping in the area.

The building, yard and polytunnel bases provide an excellent commercial building and areas that could be used to support any poultry enterprise or general industrial business but could also be used for a range of possible alternative uses subject to obtaining the necessary planning consents.



FLOORPLAN



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.

MADGETTS FARM, PROCESSING BUILDING

TOTAL FLOOR AREA : 14973 sq.ft. (1391.0 sq.m.) approx.

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## LAND

The land at Forest View Madgetts Farm extends in an extensive rectangular ring-fenced compartment positioned predominantly to the south of the yard and building and comprises four extensive field enclosures separated by a central track, with a section of woodland on the eastern boundary. All the land is perimeter fenced. With the inner perimeter being stock proof fenced, enabling any stock to be fed from the perimeter. The land is all level improved leys all suitable to be grazed or mown for fodder and as the field enclosures are of a regular size all the fields could be subdivided further. Certainly, with the fully serviced polytunnel bases throughout the land would appeal to not only agricultural, and equestrian type purchasers but also to anyone with glamping and rural enterprise interests. It certainly provides a very productive extensive parcel of land that could support any livestock enterprise. The majority of the land can be seen from Forest View enabling any purchaser to look out over the farm from the comfort of home.

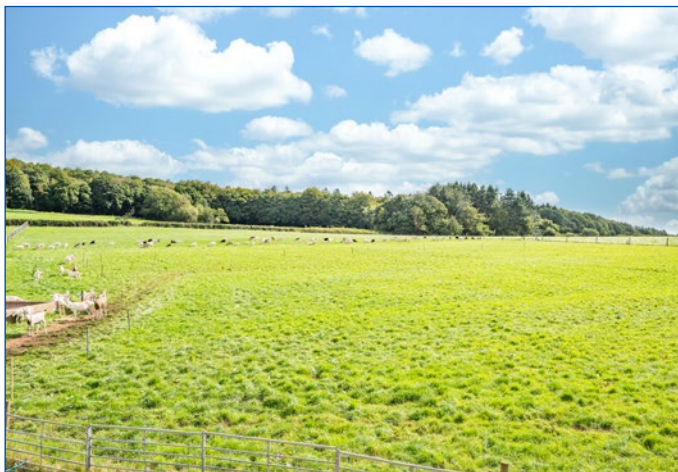
All the land is all stock proof fenced and serviced by mains water troughs and is freely draining slightly acid but base-rich soils.

The land is all registered with Rural Payments Agency.

A Public Right of Way crosses the third-party drive to the south of Forest View. There is a private right of way for all purposes to the benefit of Forest View Madgetts Farm over the third party owned farm drive and also over a short section of third-party track that divides Forest View from the land (both shaded in blue on the plan).

The land forms an excellent extensive ring fenced compartment of productive level grassland in a beautiful rural setting. It would certainly provide significant appeal to agricultural, equestrian, glamping, commercial and rural enterprise type purchasers.

In total Forest View, the land and buildings at Forest View Madgetts Farm extends to approximately 38.58 acres (15.61 ha).





## KEY INFORMATION

**Services:** The property benefits from mains electricity and mains water. Forest View is heated by gas-fired central heating. Foul drainage is to a septic tank.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not. A Public Right of Way crosses the third-party drive to the south of Forest View. There is a private right of way for all purposes to the benefit of Forest View Madgetts Farm over the third party owned farm drive and also over a short section of third-party track that divides Forest View from the land (both shaded in blue on the plan).

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Basic Payment Scheme:** The land is all registered with the Rural Payments Agency.

**Council Tax Band:** Forest View is classified as Band C.

**Local Authority:** Forest of Dean District Council. Telephone: 01594 810000.

**Viewings:** Strictly by appointment with the selling agents on set viewing days.

**Directions:** From Chepstow, head north on the Coleford Road / Park Hill Lane B4228 for approximately four miles. Take the left turn onto the drive signposted Madgetts Farm. Proceed on the drive for approximately 0.5 miles then take the first left. The track will then take you to the yard with the processing building on your left. Continue on through the yard and follow the track staying left which will take you to Forest View. Please take care not to deviate from this route and do not park on any third-party land.

**Postcode:** NP16 7LZ



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**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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