



# LOWER BERTHLLWYD FARM

BETTWS NEWYDD, USK, MONMOUTHSHIRE, NP15 1JS





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Usk 4 miles • Raglan 6 miles • Abergavenny 8 miles

## TO LET (AS A WHOLE)

A highly productive arable and grassland farm together with established woodland extending to approximately 245 acres (99.3 hectares).

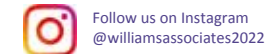
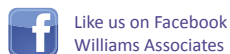
Available "To Let" on a 7-year Farm Business Tenancy commencing on the 25th March 2025.



CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

Tel: 01873 840726 Email: [info@williamsassociates.org.uk](mailto:info@williamsassociates.org.uk) web: [www.williamsassociates.org.uk](http://www.williamsassociates.org.uk)





## GENERAL INFORMATION

Lower Berthllwyd Farm forms part of the wider Pontypool Park Estate and has been farmed by the current tenant since 1995. Rarely do mixed cropping farms of this nature become available in Monmouthshire and the holding offers a fantastic opportunity for the incoming tenant to enhance their agricultural enterprises.

Historically, the holding has been a mix of arable cropping and grassland together with breeding sheep and store cattle rearing.

The land to the north of Berthllwyd Road is mainly undulating grassland, the land to the south is mainly arable cropping. The land is Grade 4.

At the centre of the holding is a useful range of modern steel portal framed agricultural buildings used for grain storage and livestock rearing together with a good size concrete yard.

The character stone-built farmhouse is adjacent to the buildings and yard and provides two reception rooms and four bedrooms.

The farm is let on a Full Repairing basis and not Model Clauses.

## DESCRIPTION

Lower Berthllwyd Farm is a mixed arable and grassland holding situated in a secluded and picturesque part of Monmouthshire. The holding extends in total to approximately

245 acres (99.3 hectares) which includes approximately 22 acres of woodland (8.91 hectares).

The farm is divided by Berthllwyd Road, the land to the north is mainly permanent pasture being undulating with good size fields and good access. The land to the south is mainly cropped in an arable rotation, with all arable fields currently planted with spring barley.

The holding will be let on a 7-year Farm Business Tenancy from the 25th March 2025. Early entry in Autumn 2024, would be considered on the arable land.

Applicants should make a clear statement on their future management of the holding. The Landlord is unlikely to permit recreational uses such as camping, glamping, shepherd huts, livery businesses etc.

## SITUATION

Lower Berthllwyd Farm is approximately 4 miles north of the town of Usk with its excellent connections to the road network leading to South Wales and the West Country and also the Midlands. Abergavenny is approximately 8 miles to the north-west with a larger range of supermarkets and High Street shops together with a railway station.

Due to its location, access is not suitable for articulated lorries and large goods vehicles. It is advisable for all individuals wishing to view the farm to approach the farm from the small hamlet of Bettws Newydd.



## Lower Berthllwyd Farmhouse

Ground Floor  
90.5 sq.m. (974 sq.ft.) approx.

1st Floor  
101.8 sq.m. (1096 sq.ft.) approx.



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TOTAL FLOOR AREA: 192.3 sq.m. (2069 sq.ft.) 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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## FARMHOUSE

The traditional farmhouse is located adjacent to the yard with ample off road parking.

The accommodation comprises; utility/boot room, games room (accessed from the fixed staircase), kitchen/diner, hallway/office, lounge, four bedrooms and family bathroom.

The property has oil fired central heating via a boiler, mains electricity and water with septic tank drainage.

## ENERGY PERFORMANCE CERTIFICATE

Rating: F (for information only)

## COUNCIL TAX

Band: G

## FARM BUILDINGS

A useful range of steel portal framed buildings are located adjacent to a large concrete yard and comprise of a grain store and a range of general purpose livestock buildings under one roof.

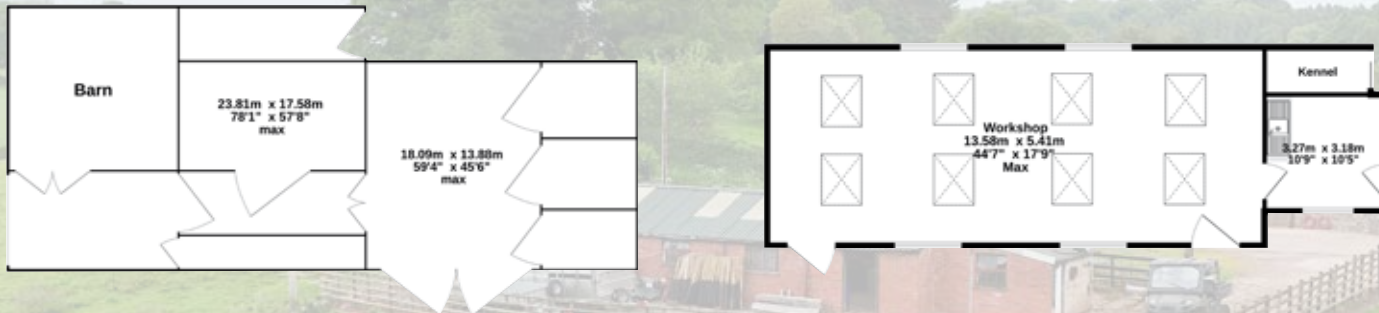
There is a single storey red brick former cowshed/stable and yards on the opposite side of Berthllwyd Road.

## Agricultural Buildings

Ground Floor  
667.6 sq.m. (7186 sq.ft.) approx.

## Workshop

Ground Floor  
87.6 sq.m. (943 sq.ft.) approx.



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TOTAL FLOOR AREA: 667.6 sq.m. (7186 sq.ft.) approx.  
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TOTAL FLOOR AREA: 87.6 sq.m. (943 sq.ft.) approx.  
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## LAND

Extending in total to approximately 245 acres (99.3 hectares) with approximately 22 acres (8.91 hectares) of established woodland. Further woodland maybe available by separate negotiation.

The farm is currently not included in any Welsh Government Environmental Schemes.

The property is connected to a Welsh Water mains supply with the meter located in Bettws Newydd. The holding tank is located within the farm, to the north of the farm stead, the supply serves two additional properties as well as Lower Berthllwyd Farm.



## SCHEDULE

	FIELD NAME	OS SHEET NO.	FIELD NO.	TOTAL FIELD SIZE (HECTARES)	LAND USE
1	Fort	SO3606	6648	7.22	Grassland
2	The Bank	SO3606	8632	8.28	Grassland
3	Woodland	SO3606	4419	0.14	Woodland
4	Upper Tip	SO3606	5425	4.48	Spring Barley
5	Lower Church	SO3606	4102	3.84	Spring Barley
6	Upper Church	SO3606	5205	3.08	Spring Barley
7	Lower Tip	SO3606	6712	2.45	Spring Barley
8	Spruce	SO3606	6829	0.55	Woodland
9	Silage Paddock	SO3606	8017	0.53	Grassland
10	Orchard	SO3606	7911	0.15	Grassland
11	Buildings	SO3606	8510	0.26	Grassland
12	Spring	SO3605	6886	12.62	Grassland
13	Badger Bury	SO3706	1214	7.23	Grassland
14	Track	SO3706	3714	0.22	Grassland
15	Sheepcot	SO3706	3706	2.96	Grassland
16	Long View	SO3706	7211	8.22	Spring Barley
17	Senior View	SO3706	9017	6.54	Grassland
18	Berthllwyd Orles	SO3806	0204	3.03	Woodland
19	Roadside	SO3605	9797	2.16	Spring Barley
20	Boggy Bit	SO3705	1599	0.68	Grassland
21	Woodland	SO3506	9290	0.21	Woodland
22	Track	SO3705	1088	0.10	Grassland
23	Barn Field	SO3705	2793	4.40	Spring Barley
24	Trostrey Hill Bank	SO3705	0673	0.88	Grassland
25	Trostrey Hill	SO3705	0162	4.61	Spring Barley
26	Berthllwyd Hill	SO3705	2967	6.74	Spring Barley
27	Upper Berthllwyd	SO3705	4981	2.20	Spring Barley
28	Woodland	SO3705	2380	2.59	Woodland
29	Coed yr Arglwydd	SO3705	0284	2.93	Spring Barley
	<b>TOTAL</b>			<b>99.3 HECTARES</b>	

## DIRECTIONS

Sat Nav: NP15 1JS

Please approach from the hamlet of Bettws Newydd.



expect.seabords.hoping

## VIEWINGS

Viewings are strictly by appointment only, on the prearranged open day.

Open Day: Friday 12th July 2024 (between 11am and 4pm).

There will be no access to the farmhouse on the viewing day. Please see photographs and floor plans for guidance on room sizes and configuration.

The farmhouse will only be available for viewing to the shortlisted applicants.

## HEALTH & SAFETY

Neither the seller nor the selling Agents are responsible for the safety of those viewing the farm and accordingly, all individuals do so at their own risk.

## DILAPIDATIONS

The house, land and buildings are let as seen.

## BOUNDARIES, PLANS, AREA & SCHEDULE

The tenant shall be deemed to have full knowledge of all boundaries and neither the Landlord nor the Landlord's Agent, will be responsible to define all the boundaries thereof. The applicants are deemed to have satisfied themselves as to the description of the property and any errors shall not annul the let nor entitle either party to compensation in respect thereof.

## IMPORTANT NOTICE

These particulars have been prepared in 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, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, not that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all the necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith. The information in these particulars do not form part of an offer or contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

## GENERAL CONDITIONS OF TENURE

- All tenders must be submitted to the Agents Office using the prescribed Tender form.
- Tender forms to be submitted to Williams Associates Chartered Surveyors, The Old School, The Bryn, Penpergwm, Abergavenny, NP7 9AH, in a sealed envelope and marked "**Lower Berthllwyd Farm**" or email to: [info@williamsassociates.org.uk](mailto:info@williamsassociates.org.uk) by 12 noon on Monday 19th August 2024.
- The Landlord reserves the right not to accept the highest or any offer.
- The shortlisted applicants will be requested to provide additional information and attend a meeting with the Landlord. Proof of financial sources and references will also be required.
- The Tenant will be offered an initial term of seven years.
- Access is not suitable for articulated lorries and large goods vehicles.
- The Tenant shall be responsible for any Stamp Duty Tax payable.
- A "Record of Condition" will be prepared by the Landlord's Agent at the commencement of the Tenancy. The appointed Tenant to contribute £300 plus VAT towards the cost.
- Subject to Contract and Without Prejudice.

## TENANCY AGREEMENT (HEADS OF TERMS)

- Term: Commencing on the 25th March 2025 until 24th March 2032 with early entry to the arable land from the 18th October 2024 with the consent of the current Tenant.
- Rent: Payable six monthly in advance.
- Rent Review: Three yearly.
- Repairs: Full Repairing Tenancy.
- Use: Agricultural use only.
- Sporting Rights: Reserved by the Landlord. Pest control to be approved by the Landlord in advance.
- Timber: Reserved by the Landlord.
- All straw to be returned to the farm through manure or chopping.
- Sub-letting strictly prohibited.
- In-going Valuation: No crop will be planted on the arable land by the existing Tenants post harvest 2024.
- BPS Entitlements are available by separate negotiation with the outgoing Tenant.

## AGENT

Williams Associates Chartered Surveyors  
The Old School, The Bryn, Penpergwm,  
Abergavenny, Monmouthshire, NP7 9AH.

Tel: 01873 840726

Email: [info@williamsassociates.org.uk](mailto:info@williamsassociates.org.uk)

Contact: Stephen Williams, Eifion Morgan  
or Sally Bigley.

