



NEW HOUSE FARM

LLANDENNY, USK, MONMOUTHSHIRE, NP15 1DN



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Newport 16 miles • Cardiff 28 miles • London 138 miles

An attractive and renowned Monmouthshire livestock farm with a strong residential appeal.

In all, extending to about 135 acres.

FOR SALE BY PRIVATE TREATY

AVAILABLE AS A WHOLE OR IN UP TO FIVE LOTS

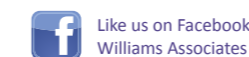
JOINT AGENTS



CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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NEW HOUSE FARM

LLANDENNY, USK, MONMOUTHSHIRE

New House Farm is an attractive and renowned Monmouthshire livestock farm (home of the former Rosparry Herd) that has a strong residential appeal with a large handsome period house that is thought to date c.1600s with a large attractive walled garden. It is set on a traditional farmyard with two large stone barns that have extant planning permission for the conversion into two residential dwellings. Beyond the immediate traditional yard is the modern farmyard with an array of general purpose agricultural buildings. These are currently used for housing livestock, storage of feed, machinery and workshop purposes but would suit a multitude of uses. The farm extends to about 135 acres (stms – subject to measured survey) and includes quality pastureland for grazing and cropping. The farm is for sale as a whole or in up to five Lots as detailed below.

- Attractive and renowned livestock farm of about 135 acres
- Offering a strong residential appeal in a sought after county
- Handsome period farmhouse offering generous accommodation space
- Three reception rooms, four large bedrooms and a large games room/barn
- Impressive traditional large stone barns (planning permission for two residential dwellings) plus extensive parking room
- Range of modern agricultural buildings set around a separate large concrete yard
- Suitable for livestock housing, storage of feed, machinery and workshops
- Available as a whole or in up to five Lots

LOT 1: Farmhouse, barns, yard and adjoining fields. In all, about 12.9 acres (red boundary)

Accommodation Ground Floor

A welcoming front entrance porch leads into the reception hall with doors leading off to the principal reception rooms. On the left is the large reception room with a beamed ceiling, French door to the garden and an open fireplace providing a warm focal point. On the right is the dining room with an old character fireplace. This room leads into the kitchen area at the rear of the house that features modern fitted base and wall units, electric cooker, dishwasher and an extractor hood. Returning back into the hall there is useful pantry with slate worktop and oak shelving and then a second living room with beamed ceiling, wood burning stove and another French door to the garden. At the end of the hall is a door that leads to outside and the separate utility room with Belfast sink, plumbing for a washing machine, central heating boiler and useful shower room and cloakroom. Opposite is a large barn that is attached to the house and has been used as a fun games room in the past as well as a useful storage room/garage.

First Floor

Stairs rise up from the reception hall to the first floor accommodation that includes two large bedrooms facing the front of the house and two further large bedrooms, over-looking the gardens (all with built in wardrobes and two with convenient wash basins). A large family bathroom completes the floor.

Second Floor

Stairs continue to the second floor where here are three loft rooms that are currently not in use but have potential to be incorporated into the dwelling (stp – subject to planning).

Externally

The farmhouse has a pretty walled garden to the front and side with three large lawned areas, mature hedges, trees, bushes, shrubs, flower borders and numerous seating spots to enjoy. The garden is surrounded by high walls and hedges to provide extra privacy.



The Modern and Traditional Agricultural Buildings

The main entrance to the farm leads into the traditional farmyard with the handsome farm house on the left and two large impressive stone barns in front of you and on your right together with a smaller stone barn attached. As mentioned above, the two large barns have extant planning permission for conversion into two large residential dwellings. These would be ideal for an extended family or standalone dwellings. The barns are currently used for storage purposes. Full details of the Planning Permission in respect of the barns can be located under Planning Application Number: DM/2024/00328 (Monmouthshire Council).

Beyond these traditional stone barns is a large complex of modern clear span, general purpose agricultural buildings that are used for livestock housing, storage of feed, machinery and workshop purposes. This yard benefits from two separate access points from the main road. The various sizes and layouts of the buildings provide a great deal of flexibility of use for a farming operation or for a multitude of other uses. These barns sit around a dedicated concrete yard that is suited for modern machinery and the movement and handling of livestock. At the rear of the buildings is a large manure store.

The Land

Either side of the main farmyard are three fields that are suitable for livestock, horses, ponies etc. In all, the property sits in about 12.9 acres (stms).

Options: There is an option to purchase the property with additional land through Lots 2 -5.



LOT 2: About 89 acres (yellow boundary)

Adjacent to the above property is a large block of about 89 acres of pasture land within a ring fence and accessed from the Llandenny and also Kingcoed Road. This land is divided into manageable enclosures for livestock and cropping and is accessible with modern machinery.



LOT 4: About 2.47 acres (orange boundary)

A short distance away from Lot 3 is a small parcel of grassland that extends to about 2.47 acres and is ideal for a pony paddock or amenity use. There is a sheep handling system with sheeted doors and concrete floor together with an adjoining field shelter.



LOT 3: About 1.29 acres (blue boundary)

Opposite the farmhouse is a pretty field on the edge of the village square that extends to about 1.29 acres (stms).



LOT 5: About 29.6 acres (purple boundary)

The final parcel of land adjoins Lot 4 and is an excellent block of arable/grassland extending to about 29.6 acres and divided into two level enclosures together with a useful hard-standing area for machinery and round bales etc.

NEW HOUSE FARM

Gross Internal Area
350 sq.m. (1,787 sq.ft.) approx.

STONE BARNs

3.97 x 8.33
4.69 x 11.73
15 x 4.72
4.97 x 8.27
12.25 x 5.18
4.35 x 6.46

METAL BARNs

27.5 x 13.6
22.3 x 5.9
36.4 x 24.25
32 x 15.5
23.4 x 13.5
58.45 x 14.15
27.45 x 10.3
25 x 22



Ground Floor

First Floor

Second Floor

Williams Associates
Chartered Surveyors

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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.
© house



METHOD OF SALE

Offered for sale by private treaty as a whole or in up to five Lots. Please note that Lots 2-5 will not be sold before a sale completion of Lot 1. If Lots 1 and 2 are sold to separate buyers, it will be the responsibility of the buyer of Lot 1 to erect a livestock-proof fence to divide the field to the north of the farm house. Further details from the selling agents.

TENURE AND POSSESSION

The tenure of the property is freehold with vacant possession upon completion.

SERVICES

Mains electricity and drainage. Private borehole water supply. Oil central heating.

LOCAL AND PLANNING AUTHORITY

Monmouthshire County Council
County Hall, Rhadyr, Usk, Monmouthshire, NP15 1GA
Tel: 01633 644880

COUNCIL TAX BAND G

ENERGY PERFORMANCE CERTIFICATES (EPC) E

AGRI-ENVIRONMENT SCHEMES

The Farm is not entered into any Schemes.

SPORTING, MINERAL & TIMBER RIGHTS

Sporting, mineral and timber rights over the land, so far as they are owned are included in the freehold sale.

INGOING VALUATION

If applicable, in addition to the purchase price the Purchaser(s) will take over and pay for all growing crops, cultivations and stocks and stores (e.g., feeding stuffs, hay, straw, fuels, oils etc) at valuation. Payment is to be made upon completion at the figure assessed by the Vendors' value based upon CAAV rates or contractors' rates where applicable and invoiced costs of stocks, stores, seed, fertiliser and sprays applied.

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.

VALUE ADDED TAX (VAT)

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

OVERAGE

Lots 3 and 4 will be subject to a reservation by the vendor of 40% of any uplift in value in the event that planning consent is granted for non-agricultural use within a period of 35 years following completion. This payment will be triggered on the earlier of implementation of planning or a sale with the benefit of planning. This payment will apply for each planning consent if there are more than one during the period.

MACHINERY, FITTINGS & CONTENTS

Unless specifically described in these particulars, all machinery, fittings and contents are excluded from the sale though some may be available by separate negotiation. Further information is available from the vendor's agents.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways.

Public Rights of Way do cross Lots 2, 4 and 5.

PLANS, AREA AND SCHEDULE

Any available plans, areas, and schedules are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

VIEWING

Strictly by appointment with Williams Associates Chartered Surveyors or joint selling agents Savills.

HEALTH & SAFETY

Given the potential hazards of a farm we would ask you to be as vigilant as possible for your own and others safety when making your inspection, particularly around the farm outbuildings, machinery, livestock and slurry/manure storage areas.

what3words

nooks.cards.lengthen

MONEY LAUNDERING

We are required by Law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your offer:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

FARM SALE

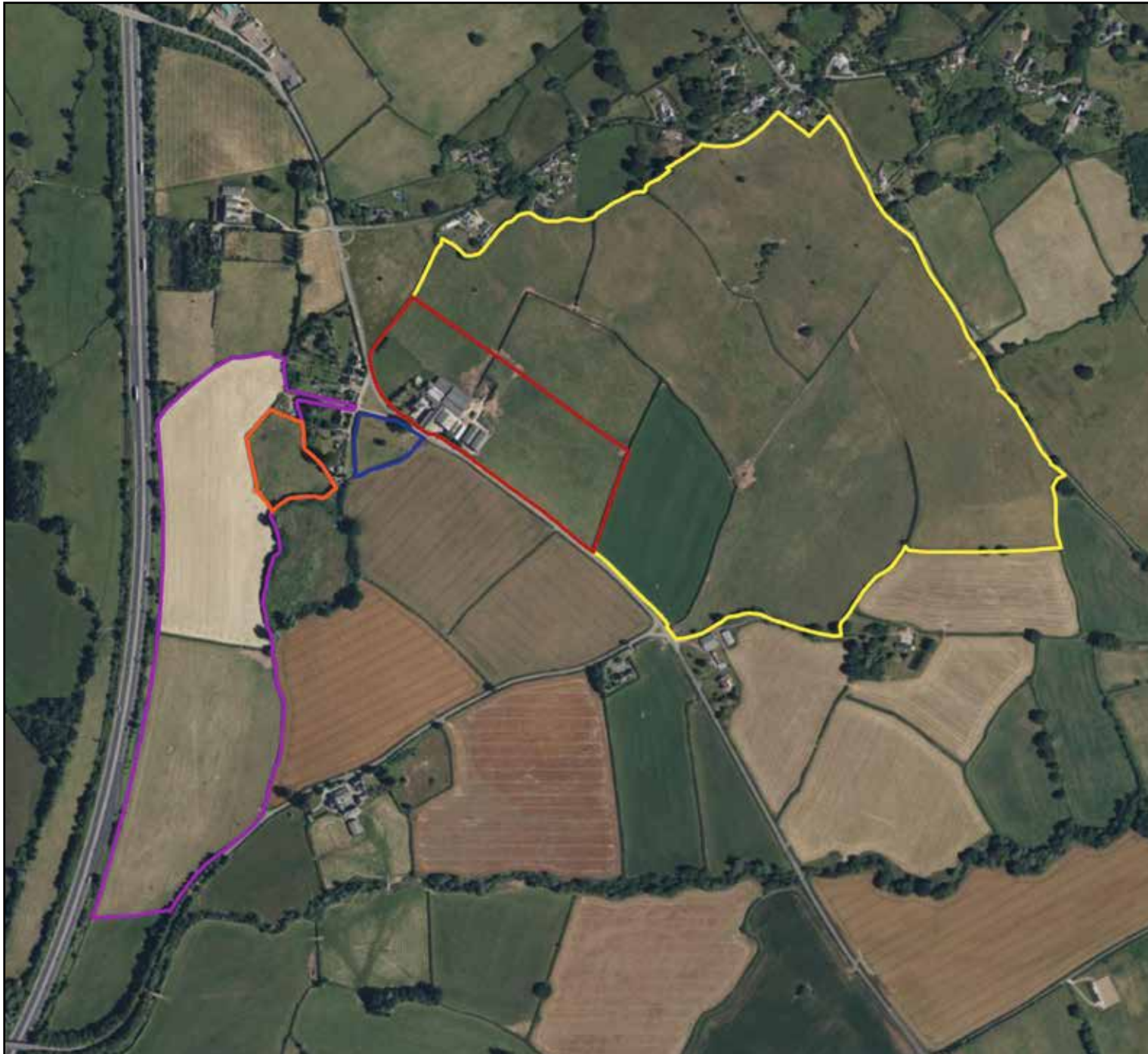
The vendors reserve the right to conduct a Farm Sale on the premises.

JOINT SELLING AGENTS

Williams Associates Chartered Surveyors
The Old School, The Bryn, Penpergwm,
Abergavenny, Monmouthshire, NP7 9AH.
Tel: 01873 840726
Email: info@williamsassociates.org.uk
Contact: Stephen Williams, Eifion Morgan
or Sally Bigley.

Savills

2, Kingsway, Cardiff, CF10 3FD.
Tel: 02920 368915
Email: drees@savills.com
Contact: Daniel Rees



NEW HOUSE FARM

New House Farm is located near the village of Llandenny in the historical county of Monmouthshire. The local road network provides connections to nearby villages and towns with the pretty castle village of Raglan with its own Tesco Express being only about two miles and the town of Usk with its array of pubs, restaurants and boutique shops being about five miles. The larger towns of Monmouth, with Marks & Spencers plus Waitrose together with Haberdashers schools plus Monmouth comprehensive school and Abergavenny with its own railway station, Waitrose and selection of bars and restaurants (famous food festival in September) plus King Henry VIII comprehensive school are about 10 miles and 11 miles respectively. Despite its countryside position, the farm is also within reach of the nearby cities of Cardiff and Bristol that are about 27 miles and 28 miles respectively. London and Manchester are less than 2½ hours by rail.

“

New House Farm offers the perfect balance between traditional and modern. The land offers an exciting opportunity for both agricultural and residential buyers to acquire an attractive holding in a sought after area of Monmouthshire.

”

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chartered surveyors

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