



LYDART FARM BARNs, LYDART, MONMOUTH, NP25 4RJ FOR SALE BY PRIVATE TREATY

Available as a whole or in two separate lots:

Lot 1

Two redundant stone barns with Planning Permission granted for the conversion to a four bedroom dwelling with land extending to approximately 0.57 acres.

Lot 2

A two-storey stone barn with Planning Permission granted for the conversion to a three bedroom dwelling with land extending to approximately 0.27 acres.

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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

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LYDART FARM BARN, LYDART, MONMOUTH, NP25 4RJ

An opportunity to purchase attractive stone barns prime for conversion and located within an enviable position offering superb and far-reaching countryside views.

- **Stone barns with full Planning Permission for residential use.**
- **Spectacular views across the Trothy Valley and west towards the Brecon Beacons.**
- **Excellent road network via the A40.**
- **Local Historic Town offers excellent amenities, shops and restaurants with excellent primary and secondary schooling.**
- **Glorious walks and rides throughout the beautiful Monmouthshire countryside.**

LOT 1

A range of modern steel portal frame agricultural buildings which partially cover one of two redundant stone outbuildings. The larger of the barns comprises three units and is arranged in an "L" shape configuration. At over 22m, the barn to the rear is double height with traditional timber roof, some remaining internal walls and an earth and rubble floor.

Planning permission has been granted for the conversion to a four-bedroom dwelling (Planning Reference: DC/2014/00883).

The land extends to approximately 0.57 acres.

Additional land is available by separate negotiation (with Lot 1 only) extending to approximately 0.57 acres (triangle area shown hatched purple on the plan).



LOT 2

A two-storey stone barn with Planning Permission for conversion to a three-bedroom dwelling (Planning Reference: DC/2014/00890).

The land extends to approximately 0.27 acres.



LOCATION

Lydart is a dispersed hamlet around three miles south-west of the county town of Monmouth.

The historic town offers a good range of amenities including; Marks & Spencer and Waitrose supermarkets and numerous independent shops. Monmouth is home to the famous Haberdashers' Schools for girls and boys and the A40/A449 provides fast access to the motorway network. The rivers Wye and Monnow flow nearby, the Forest of Dean is a short drive and there are glorious walks and rides through the beautiful surrounding countryside. Monmouth regularly features amongst the "Top Places to Live in Wales".

DIRECTIONS

From Monmouth, head south-west on the B4293, proceed for approx. 1 mile, then turn left signposted Penalt, Trellech, Chepstow. Continue for a further 1.5 miles and the property will be found on the right-hand side.



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TENURE

Freehold with vacant possession upon completion.

METHOD OF SALE

The barns are available for sale by Private Treaty.

SERVICES

No mains services are connected to the barns. Mains water supply available nearby.

The barns benefit from individual biodigester systems.

ACCESS

Planning Permission has been granted for a separate access off the main driveway to serve both lots. A right of access will be granted from the main drive to the barns along a stone track (the orange dotted line on the plan indicates the proposed route of the access track).

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold, subject to and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities. The first section of the drive will provide access to both properties.

PLANS, AREAS AND SCHEDULE

These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves 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.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting rights, timber and minerals rights are included within the sale in so far as they are owned.

LOCAL PLANNING AUTHORITY

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

HEALTH & SAFETY

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

VIEWINGS

All viewings strictly by appointment with the Agent.

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

SOLE SELLING AGENT

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

NOTICES

1. These particulars have been prepared in all 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.
2. 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.
3. 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.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.
5. It should not be assumed that the property has all 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.
6. The information in these particulars do not form part of an offer or a contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatever in relation to this property.

