



R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

MONMOUTHSHIRE
NEWPORT 9 MILES • PONTYPOOL 6 MILES

PENTREWAUN FARM

COEDYPAEN • PONTYPOOL •
MONMOUTHSHIRE • NP4 0TH

TRADITIONAL PERIOD RESIDENCE
RANGE OF TRADITIONAL BUILDINGS
52.52 ACRES LEVEL AND UNDULATING
PASTURE LAND
SURROUNDING THE HOMESTEAD

TO BE SOLD BY PUBLIC AUCTION
IN TWO LOTS

**LOT 1: Pentrewaun Farmhouse, Range of Traditional
Farmbuildings and approx. 26.25 Acres at Coed Y Paen,
Pontypool, Monmouthshire**

**LOT 2: 26.27 Acres of Productive Pasture Land at
Coed Y Paen, Pontypool, Monmouthshire**

**on Thursday 27th November 2025 at 6.00 pm
at Ross Auction Centre, Overross, Ross On Wye,
Herefordshire, HR9 7QQ**



PROPERTY SUMMARY

Pentrewaun Farm occupies a delightful unspoilt rural location close to the hamlet of Coed Y Paen in the county of Monmouthshire in South Wales. The town of Pontypool is just 6 miles away and the city of Newport is some 9.2 miles distant.

The nearby village of Coedypaen provides a useful range of local amenities whilst extensive shopping, educational and leisure amenities are available at Pontypool (6 miles) and the Cathedral City of Newport (9 miles).

BASIC PAYMENT SCHEME

The property is registered for the Basic Payment Scheme. Entitlements are included in the sale.

SERVICES

Water: Mains water is connected.

Electricity: Mains electricity is connected to the homestead.

Drainage: Private drainage system.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

LOCAL AUTHORITY

Monmouthshire County Council: County Hall, The Rhadyr, Usk, NP15 1GA.
Tel: 01633 644644.

GRID REFERENCE NUMBER

ST 336 989.

POST CODE

NP4 0TH.

TENURE

The property is freehold and offered with vacant possession upon completion.

SPORTING RIGHTS

The Sporting Rights are included in the sale.

RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.





PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey Promap Series. The purchasers shall be deemed to have satisfied themselves as the boundaries and the area of the land. Any error or mis-statement shall not annul the sale or entitle any party to compensation whatsoever.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artists impression) shown only contain parts of the property at the time they were taken. Any areas, measurements or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

RESERVE

The property is subject to a reserve price and the Vendors or their Agents shall be entitled to bid up to the reserve.

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the office of the Auctioneers and Vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read at the sale and any purchaser will be deemed to have knowledge of such Conditions of Sale, whether he inspects them or not, and will bid on this understanding. In the event of any variance between these particulars and the Conditions of Sale, the latter shall apply.

MONEY LAUNDERING

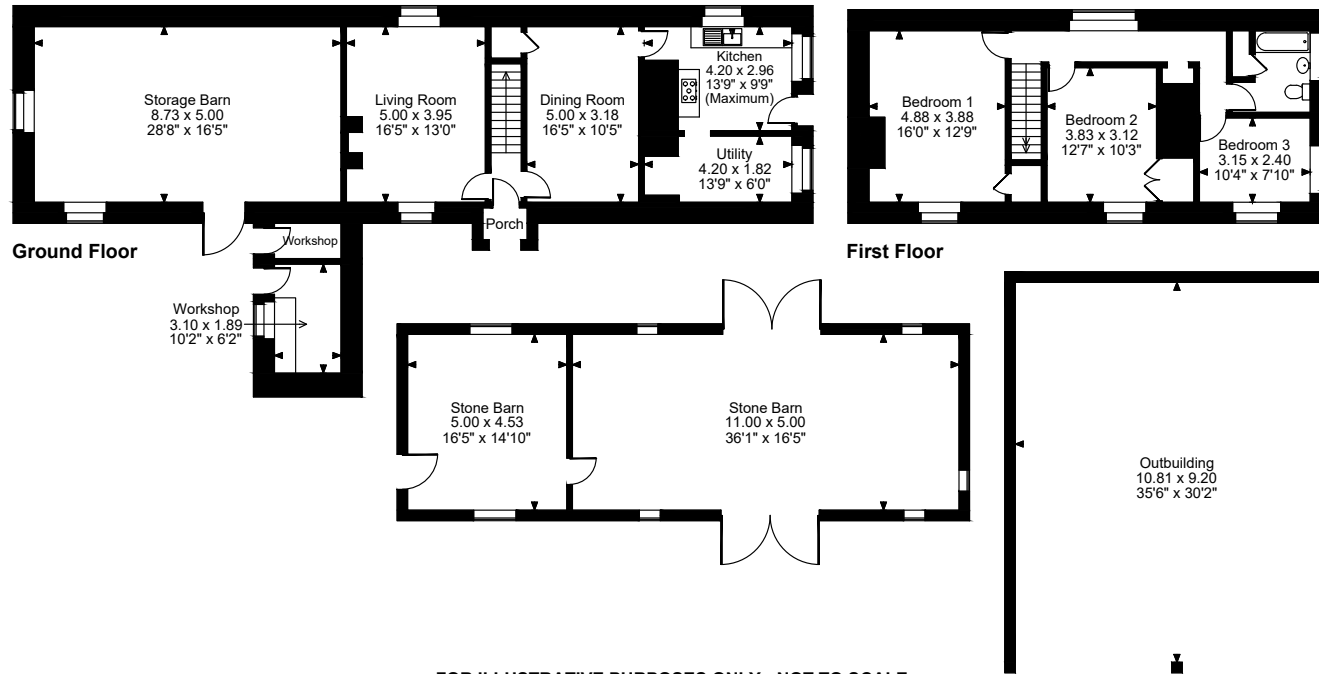
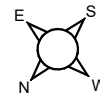
Prospective purchasers who attend the auction intending to bid should bring adequate identification with them to prove their identity within the terms of the Money Laundering Regulations. Examples of appropriate identification include both passport/driving licence and a recent household utility bill.

VENDORS SOLICITORS

Claire Lewis, Loxley Solicitors Ltd, Langford Mill, Kingswood, Wotton-under-Edge, Gloucestershire, GL12 8RL

Tel: 01453 391886 . Mobile: 07528 795836. Email: Claire.Lewis@loxleylegal.com

Pentrewaun Farm, Coedypaen, Pontypool
Approximate Gross Internal Area
Main House = 1318 Sq Ft/122 Sq M
Workshop = 87 Sq Ft/8 Sq M
Outbuildings = 2384 Sq Ft/222 Sq M
Total = 3789 Sq Ft/352 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8666527/MPE



VIEWING

Viewing is by appointment with RG and RB Williams, Tel: 01989 567233

MODE OF SALE

The property is offered for sale by Public Auction.

LOTING

The property will be offered for Auction in two lots.

The first lot offered for Auction will be Lot 1 comprising Pentrewaun Farmhouse, a range of Traditional Buildings surrounded by approx. 26.25 Acres of land.

The second lot offered for Auction will be Lot 2 comprising 26.27 Acres of bare pastureland at Coed Y Paen.

PARTICULARS OF SALE

THE RESIDENCE

The period farmhouse is principally constructed of stone and part rendered elevations under a slated roof. It is generally in need of modernisation and improvement. The house has direct roadside frontage to an unclassified council highway. The accommodation comprises:

ON THE GROUND FLOOR

Entrance Hall:

Sitting Room: panelled radiator; exposed beams; cupboard off.

Kitchen: fitted kitchen units; panelled radiator; door to rear garden.

Utility Room: with utility services; Grant oil fired boiler.

Living Room: open fireplace; 2 panelled radiators; exposed beams.

ON THE FIRST FLOOR

Landing panelled radiator; exposed beams; inset cupboard off.

Bedroom 1: panelled radiator; exposed beams; inset wardrobe off.

Bedroom 2: panelled radiator; exposed beams; inset cupboard off.

Bedroom 3: panelled radiator.

Bathroom: wash hand basin; low level w.c; airing cupboard; panelled radiator; panelled bath with Mira overhead shower unit.

OUTSIDE

Large garden area with stone and brick former outdoor W/C under a tiled roof.

THE FARMBUILDINGS

The buildings are of traditional construction and are conveniently situated to the farmhouse. They comprise a range of livestock buildings and fodder storage as detailed below:

2 bay; steel portal framed; corrugated iron **General Purpose Building** under a fibrous cement roof.

Timber clad single bay **Car Port** under a corrugated iron roof.

Brick **Store** under a corrugated iron roof (adjoining farmhouse).

Traditional Stone Building under a slate roof. This building has had substantial renovation work carried out and is in an excellent state of repair. It offers itself for residential conversion subject to obtaining relevant planning consents.

THE LAND

The land is contained within two blocks within close proximity. The land is level/gently undulating with the soil being of a medium clay loam, very versatile for a variety of farming practices.

The land is all classified as Grade 4 on the DEFRA Land Classification Map of England and Wales. It lies about 120 metres above sea level and is level and gently undulating.

All of the land is currently in pasture and used for livestock production. All land is serviced by a spring or natural water supply.

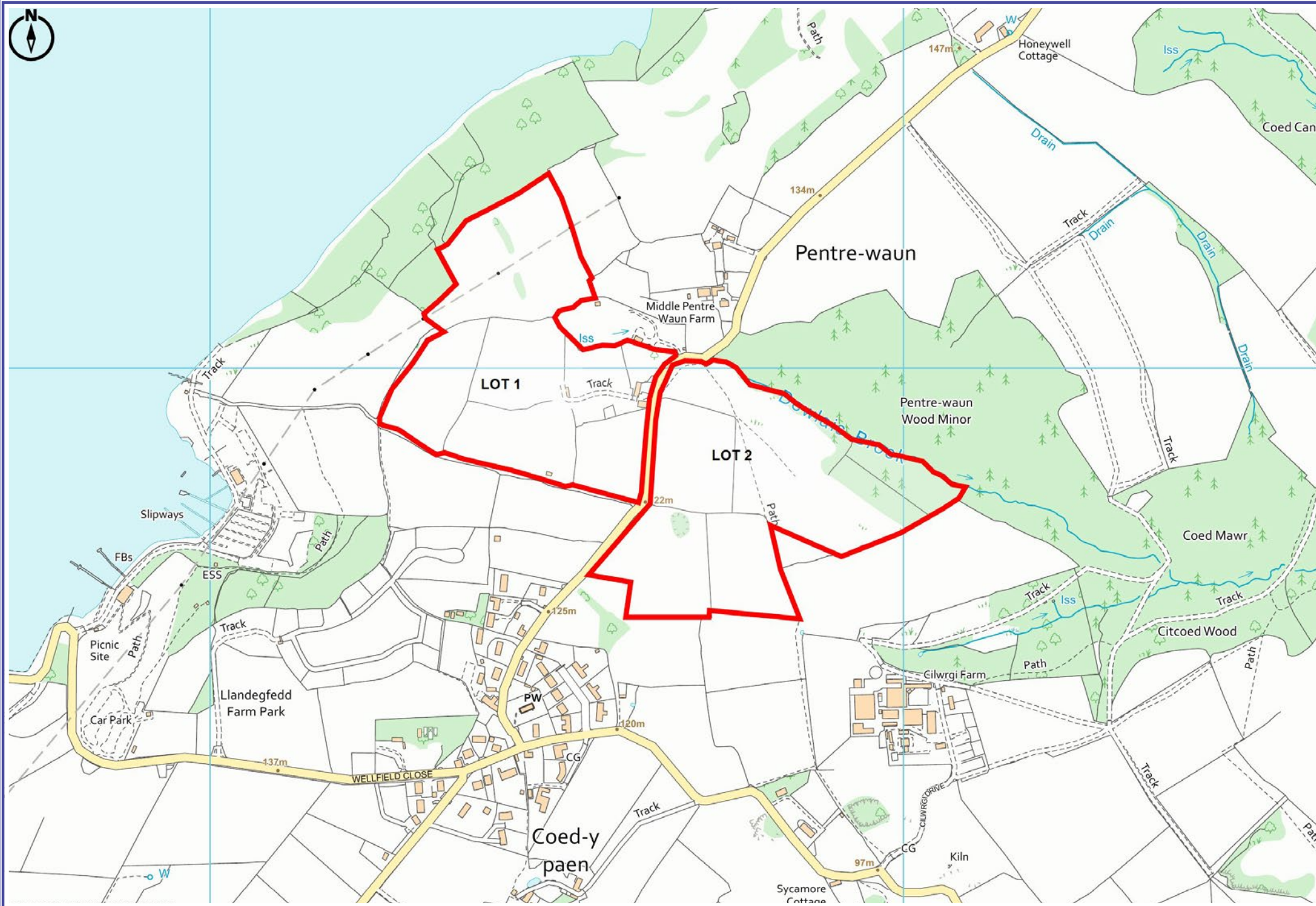
The whole extends to some 52.52 Acres.

The land will be offered in two lots:

Lot 1 comprises 26.25 Acres of land surrounding the homestead and buildings.

Lot 2 comprises 26.27 Acres of level pasture land that is split into three well appointed field enclosures.







R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

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Ross on Wye, Herefordshire.**
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Website: www.rgandrbwilliams.co.uk

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