

WOODSIDE FARM

Skenfrith, Abergavenny, Monmouthshire, NP7 8UL



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WOODSIDE FARM
Skenfrith
Abergavenny
NP7 8UL

**FOR SALE AS A WHOLE
BY PRIVATE TREATY**

**OFFERS IN THE REGION OF
£1,200,000**



WOODSIDE FARM, SKENFRITH, ABERGAVENNY

Monmouth 6 miles, Ross-on-Wye 10 miles, Abergavenny 13 miles, Hereford 15 miles

A fantastic opportunity to acquire a scenic and secluded Monmouthshire farm
4 Bedroom Farmhouse | Range of Traditional & Modern Buildings | 93.68 Acres approx. |
Development Potential | Adjoins the River Monnow |
Tranquil Location



INTRODUCTION & SITUATION

The sale of Woodside Farm presents a superb opportunity to acquire a 93.68 acre (37.91 ha) farm situated within the tranquil landscape of northeast Monmouthshire.

Offering outstanding potential, Woodside Farm includes a four-bedroom farmhouse in need of complete renovation, presenting an exciting project for those wishing to create a bespoke home in an idyllic rural setting.

One of the standout features of the farm is undoubtedly its exceptional range of traditional stone barns. Brimming with character and offering significant development potential (subject to planning), these buildings could be transformed into stunning accommodation, holiday lets, or a multigenerational living complex—making them a true asset to the property.

Bound by the River Monnow, the farm includes excellent, versatile level river meadows suitable for grassland or arable cropping, as well as approximately 8.23 acres of attractive mixed woodland, ideal for amenity or conservation interests.

The historic village of Skenfrith is within walking distance, which includes Skenfrith Castle, and the award winning Bell Inn restaurant. The setting at Woodside Farm provides both peace and seclusion, yet remains within easy reach of the thriving town of Monmouth, known for its vibrant community, wide range of services, and highly regarded independent school.

The farm provides a highly desirable opportunity for buyers seeking a renovation project with remarkable development potential, in a sought-after location on the Welsh/English border. Whether required as an addition to an existing farming unit, a rural retreat or a lifestyle change this well-balanced and scenic holding presents a rare opportunity to enjoy the beauty and productivity of the Monmouthshire countryside in complete privacy.







THE FARMHOUSE

Requiring complete renovation, Woodside Farmhouse presents a fantastic opportunity for purchasers to create a bespoke family home. The four bedroom farmhouse is a part stone and rendered dwelling with later extensions, under a part tile and part slate roof. The property retains many original features, including a pantry with a traditional salting stone, offering character and potential throughout.

The current accommodation includes a kitchen, utility room, bathroom, dining room, lounge, cellar/pantry, front porch, and four generously sized double bedrooms. With well-proportioned rooms and a flexible layout, the property offers excellent scope for redevelopment and to be reimaged and restored.



EXTERNALLY

The farmhouse benefits from its own private stone driveway, which branches off the main farm drive, offering separate and convenient access to the dwelling. The garden areas to the front of the house provide opportunities for landscaping, allowing purchasers to create a beautiful outdoor space to complement the farmhouse.

WOODSIDE FARMHOUSE FLOORPLAN & EPC



The measurements on this plan are for guide purposes only and not guaranteed to be exact.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	10 G	



FARM BUILDINGS

Woodside Farm provides a combination of both traditional and modern agricultural buildings. A particular highlight of the farmstead are the three traditional buildings which represent some of the finest examples of undeveloped stone barns in the area, offering a substantial development opportunity (subject to planning).

The buildings and farmyard comprise of the following:

General Purpose Building (22.28m x 12.04m)

Steel portal framed building providing useful storage space, under a fibre cement roof with part corrugated tin cladding.

Livestock Building (17.01m max x 9.05m)

Steel portal framed building with part original stone and part concrete block walls with corrugated tin cladding above, under a fibre cement roof.

Traditional Stone Barn (27.08m x 10.00m max)

A notable feature of Woodside Farm is this substantial and attractive stone barn with a slate roof and featuring flagstone floors in part. The stone barn benefits from a stone staircase leading to a granary with a further wealth of features throughout the remainder of the building.

This barn presents an exciting opportunity for future development, with the potential to create additional residential or holiday let accommodation on site, subject to obtaining necessary planning consents. The considerable size of the barn provides flexibility to create either one significant and impressive conversion, or to be split into a number of smaller dwellings.

Traditional Building (6.71m x 3.89m)

Traditional stone barn with two former pig sty's to the ground floor, with a stone staircase rising to the first floor granary. The building benefits from two stone wall enclosures to the front elevation, and again lends itself to conversion, subject to consent.

L Shaped Traditional Building (18.15m x 14.83m)

This desirable L-shaped traditional stone barn forms part of an attractive stone-walled courtyard, which still retains its original cobbled surface, adding to the character and charm of the setting. Inside, the barn features original timber divisions and stone feed mangers—authentic details that reflect its agricultural heritage. With its characterful layout and single-storey form, the barn presents a further opportunity for conversion into unique accommodation, subject to the necessary consents.



THE FARMLAND

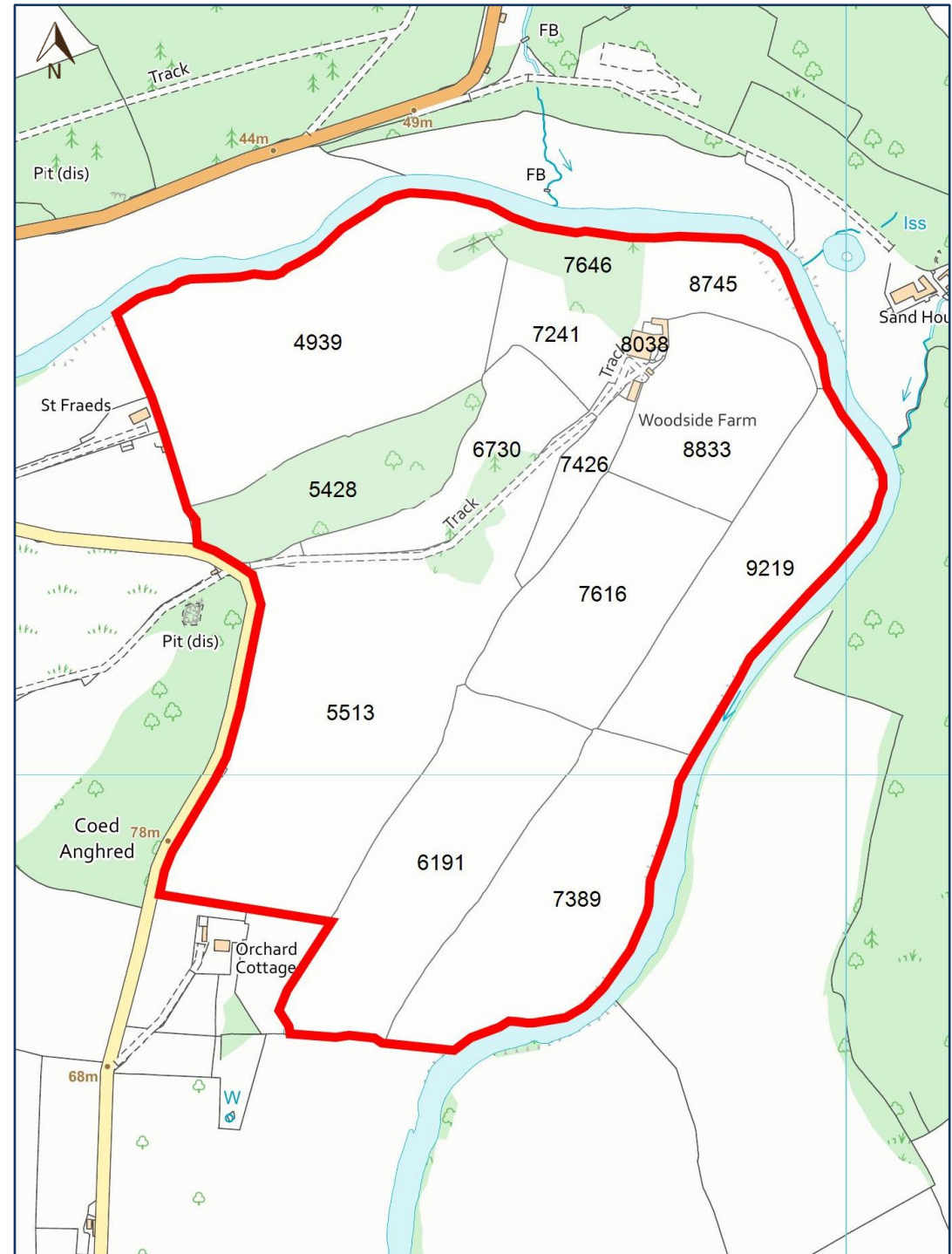
Woodside Farm extends to approximately 93.68 acres (or thereabouts) of unspoilt Monmouthshire countryside. Set within a ring fence and offering exceptional privacy, the holding enjoys a peaceful and secluded feel, with direct access via a private stone driveway. The land is attractively diverse, comprising productive level river meadows, gently sloping pasture, and approximately 8.23 acres of mixed woodland with the farm ranging from 120ft to approximately 340ft above sea level.

Bound by the River Monnow—which also marks the English/Welsh border—the property enjoys a stunning natural water frontage. The river not only provides an excellent natural water source but also creates a serene wildlife corridor that enhances the environmental value and tranquility of the farm. The farm is divided into well-proportioned fields which are enclosed by a combination of post and netting fencing and mature hedgerows. The fertile river meadows are ideally suited to support both livestock grazing and arable cropping, offering versatility to suit a range of agricultural uses. Whilst the woodland and scattered trees throughout the farm offer valuable natural shelter and contribute significantly to the biodiversity and charm of the landscape.



SCHEDULE

Parcel Number	Description	Acres	Hectares
4939	Grassland	15.73	6.37
5428	Woodland	4.97	2.01
6730	Grassland & Woodland	3.87	1.57
5513	Grassland and Woodland	17.64	7.14
7426	Grassland	1.43	0.58
7616	Grassland	7.51	3.04
6191	Grassland	9.71	3.93
7389	Grassland	10.15	4.11
9219	Grassland	8.21	3.32
8833	Grassland	5.91	2.39
8745	Grassland	2.88	1.17
7646	Woodland	2	0.81
7241	Grassland	2.32	0.94
8038	Farmstead & Driveway	1.35	0.55
TOTAL		<u>93.68</u>	<u>37.91</u>





SERVICES & WATER

The property has the benefit of oil-fired heating, mains electricity, water, telephone connection and private drainage. The property has the benefit of mains water supply, plus frontage onto the River Monnow.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Monmouthshire Council Tax Band "E".

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

We are informed that there are no public footpaths upon the property. We are informed there are rights of way along the River Monnow for fishing. The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

The Basic Farm Payment Entitlements are not included but may be available by separate negotiation. We are informed that the farm is not entered into any environmental scheme.

TIMBER, WOODLAND, SPORTING AND MINERAL RIGHTS

We understand that the timber, woodland, mineral and shooting rights are included within the freehold sale.

We are informed that the fishing rights are not included within the freehold sale.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.
Contact HAY OFFICE Tel: 01497 822522 or

Matthew Nicholls
07811 521267
m.nicholls@sunderlands.co.uk

Beth Gilbert
07947 356668
b.gilbert@sunderlands.co.uk

DIRECTIONS

From Monmouth, proceed north on the A466 towards Hereford for 6 miles. At the crossroads, turn left onto the B4521, as signposted to Skenfrith. Follow the road for approximately 3 miles. Once you have crossed the bridge over the River Monnow, turn immediately left in front of The Bell Hotel. Continue along the road for approximately ½ a mile, before the driveway to Woodside Farm can be found on the left handside.

What3Words ///autumn.camera.seeing

MODE OF SALE

Woodside Farm is being offered for sale as a whole by Private Treaty. Prospective purchasers should carry out their own enquiries to the Local Authority before making an offer.

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

HEALTH & SAFETY

This is a fully working farm, all viewers are reminded that they should take all necessary care when making an inspection of the property including wearing appropriate clothing.

Viewings are taken solely at the risk of those who view and neither the agents nor owners of the property take any responsibility for any injury however caused.

ASBESTOS

The vendors and their agents accept no liability for any asbestos on the property. It is of the nature of farm buildings in particular that asbestos is likely to be present on the farm.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.



IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract.

No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

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