

AGINCOURT

DIXTON LANE + MONMOUTH



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An exciting opportunity to acquire a former school with scope for multiple uses all within about three acres including two car parks

Eleven rooms on the ground floor including classrooms, reception hall, offices and staff room

Further classrooms and offices on the first floor including school dining room and kitchen and IT room in barn

Grounds with river frontage include hard court play area and football pitch

About 7000 sq ft GIA

Freehold with vacant possession on completion

In all approx 3 acres including two car parks with hard standing

M4 Newport 25 miles

M50 Ross on Wye 12 miles + Chepstow 17 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





HISTORY

The original house, dating from the early 19th Century, was the Rectory for the neighbouring St Peter's church. From about 1870 it became a private house and then in 1984 was converted to become the pre-prep for Monmouth School. The school was closed in 2024 when it was amalgamated within the main school. The house is Grade II Listed and at one time was known as Old Dixton Cottage.

FOR SALE FREEHOLD

The approach to Agincourt is off Dixton roundabout on the A40. The lane passes the two hard standing car parks and leads directly to the wrought iron gates with its stone pillars and high stone wall. The two original buildings were the Rectory and beyond a traditional stone-built barn. The two buildings have now been linked by the more recent extensions that were added over the decades, with a final glazed corridor linking the barn itself. The Rectory still shows off some of its old characteristics such as the porch and hall at the back of which is the original staircase. There are two reception rooms either side of the Hall with their original fireplaces. On the first floor what were bedrooms, have now been put to use as school rooms of one description or another.



Beyond the original main building, the extension on the north side has further classrooms on two floors. The southern extension includes a large dining hall and kitchen on the first floor. There are various staircases providing access to the first floor at convenient locations. Within the courtyard formed by the two extensions is the school entrance and reception and the link to the barn where there is a staff room on the ground floor and the first floor once used as the IT room.

THE GROUNDS

The raised grass bund is on three sides of the property with a removable flood gate at the entrance. Throughout the grounds there are a plentiful number of useful storage sheds. Recreational facilities include a hard court play area and a small football pitch. There are a number of covered areas used for outside summer classrooms. Although the grounds extend to the river, this length is fenced off there being a public footpath running parallel to and between the fence and the river bank.

THE SHARED FILE (DEDICATED DATA ROOM)

The link to the shared file can be obtained from the agents. Within this data room there will be access to detailed information and reports on a number of important matters, as well as the offer form. These, among other matters, will include the following:

1. Town & County planning related information
2. Flood risk and defence report
3. Legal information including title
4. Energy performance certificate
5. Photographs
6. Floorplans
7. The Offer Form
8. Additional information

SERVICES

It is understood that mains water, electricity, private drainage and gas LPG are available to the site, although it will be the responsibility of the purchaser to ensure they are available and adequate for any future use of the site.





EPC

Rating D

INSPECTION

The site may be inspected via prior appointment only. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

METHOD OF SALE

The freehold interest of the site is to be made available for sale. Details of the form to be completed when submitting an offer can be found within the dedicated data room.

VAT

The vendor has not elected to charge VAT on the site.

CHARITIES ACT 2011 & 2022

The sale of the property is subject to the provision of the Charities Act 2022 as it applies to property disposals.

DIRECTIONS

The Dixton roundabout on the A40 just to the east of Monmouth, leads both to Agincourt as well as Dixton Church.

Postcode: NP25 3SY

what3words: ///factually.tips.retrain

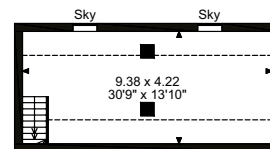
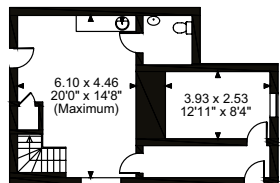
Disclaimer:

Fixtures & Fittings A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

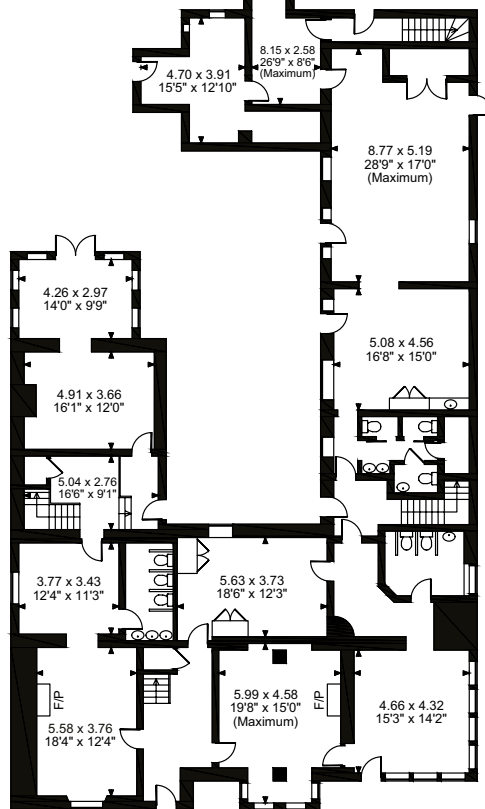
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**Approximate Gross Internal Floor Area:
660 sq m (7106 sq ft)**

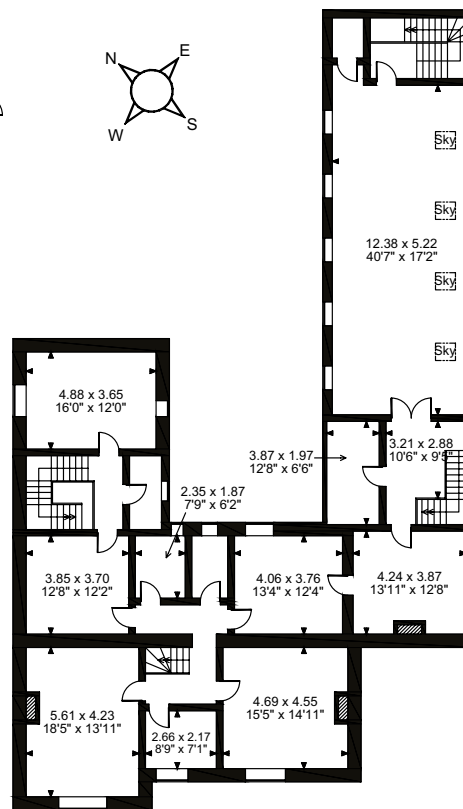
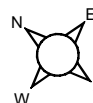
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



First Floor



Ground Floor



First Floor



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