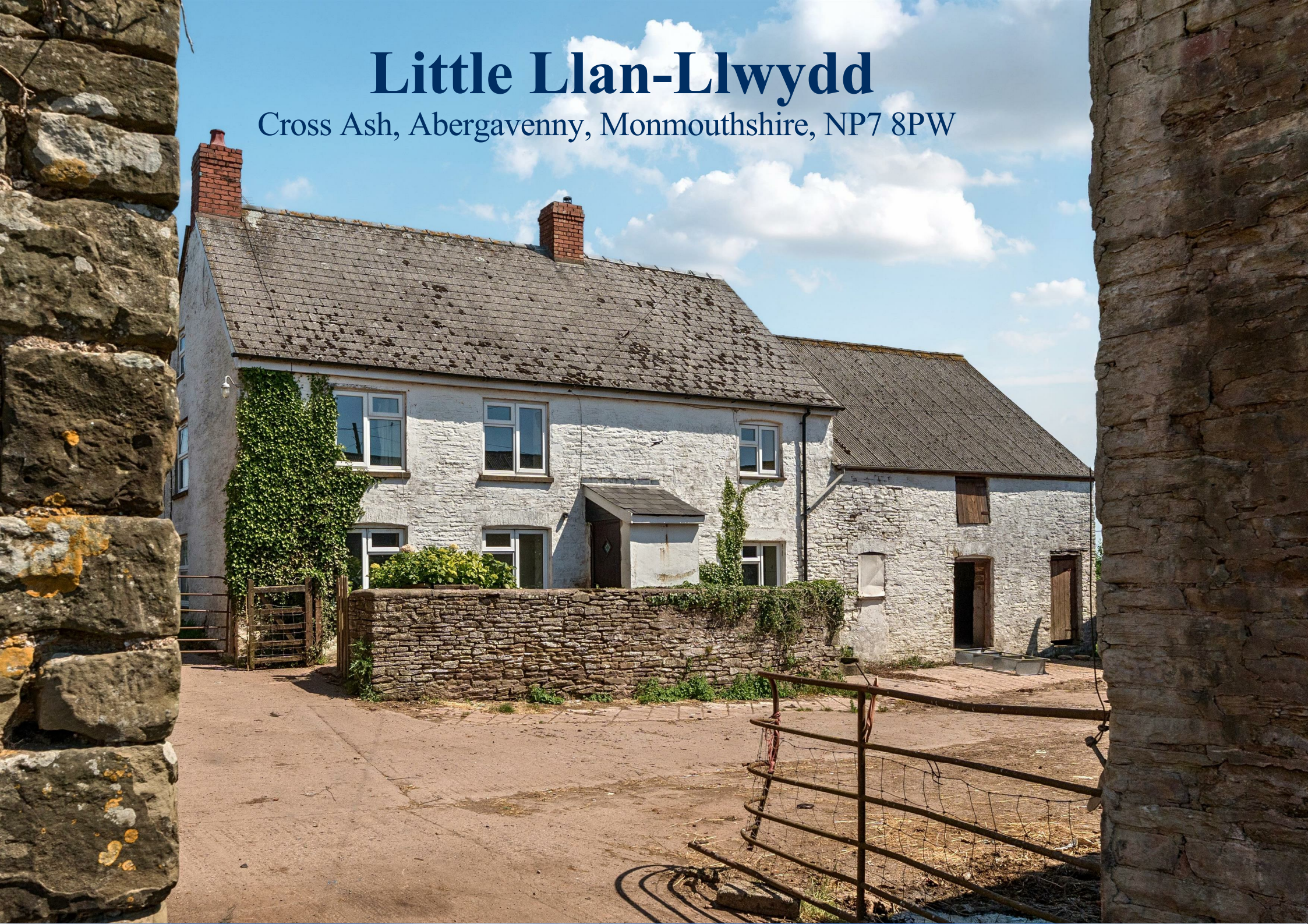


Little Llan-Llwydd

Cross Ash, Abergavenny, Monmouthshire, NP7 8PW



Little Llan-Llwydd

CROSS ASH, ABERGAVENNY,
MONMOUTHSHIRE, NP7 8PW

A rare opportunity to acquire an attractive livestock farm set in the heart of the Monmouthshire countryside extending in total to approximately 95.27 acres. Little Llan-Llwydd comprises productive agricultural land, a range of modern and traditional farm buildings, and a 3-bedroom house requiring complete renovation.

HOUSE

3 Bedroomed Farmhouse | Traditional Features | Requiring complete renovation
(scope to extend subject to consents)

FARM BUILDINGS AND YARD

Traditional Stone Buildings | Steel Portal Frame Buildings | Concrete and Stone Yard
(scope for conversion subject to consents)

LAND

Grade II and III Pasture Land extending to approximately 89.27 acres
Approximately 5.16 acres of woodland | Natural and private water supply

IN ALL ABOUT 95.27 ACRES

GUIDE PRICE: £1,000,000

Introduction

The sale of Little Llan-Llwydd provides a fantastic opportunity to acquire an attractive livestock farm in the heart of the Monmouthshire countryside.

Little Llan-Llwydd comprises of a detached 3-bedroom farmhouse requiring full renovation, a range of modern and traditional livestock buildings and 94.44 acres of undulating pasture land and woodland. Although the property requires renovation, it offers a rare opportunity to refurbish the property to personal taste. The holding is characterised by a 3-bedroom stone farmhouse with a white render finish overlooking the courtyard. The property has many original features including exposed beams, a bread oven, and traditional slate shelving. There is scope to extend the accommodation of the property into the attached garage, subject to necessary consents.

The farm buildings range from an attractive two storey traditional stone barn to a modern steel portal frame livestock building. The buildings are useful as agricultural buildings while also providing scope for conversion to holiday accommodation or equestrian use subject to consents. The land is separated into two blocks by Llan-Clawydd Road.

Location

Little Llan-Llwydd is located within the village of Cross Ash in north Monmouthshire. The farm is located at the end of a no-through lane, Llan-Clawydd Lane, approximately 1.3 miles from the B4521 road from Herefordshire to Abergavenny. There are several properties located along the lane, and the land and farmstead benefit from several access points off the lane.

The village of Cross Ash is the closest settlement with a primary school and village hall. Nearby, there are several exceptional premium restaurants and plenty of opportunities to pursue a range of outdoor activities. The thriving market town of Abergavenny is just a short drive away, offering a wide range of supermarkets, independent shops, restaurants and everyday services as well as good secondary schools. Further facilities can be found in Monmouth and Hereford, all within easy reach, providing both private and public schooling, healthcare and transport links.



Abergavenny 8.7 miles | Monmouth 9 miles | Ross on Wye 14 miles | Hereford 18 miles | Brecon 28 miles |

The Farmhouse

The farmhouse is a traditional two storey stone farmhouse with a white render finish under a pitched slate roof with UPVC double glazed windows. The property has the benefit of a range of original features including a traditional bread oven and exposed beams. The property requires full renovation providing the purchaser with an exciting opportunity to thoughtfully redesign the property.

Accommodation

The accommodation comprises of:

Front porch and Hallway

The property is accessed via an entrance porch leading through to a small hallway with doors to the kitchen and living room.

Kitchen

6.29 x 3.28 (20'7" x 10'9")

The kitchen has a wealth of original features including an original bread oven with built in copper boiler with stone surround and traditional beamed ceilings.

Store

6.34 x 2.85 (20'9" x 9'4")

Accessed via the kitchen the store has a concrete floor with dual aspect windows and original slate shelving. The space provides further scope to extend the living area of the property or create a large pantry.

Boot Room

3.46 x 3.26 (11'4" x 10'8")

Door to the garden, concrete floor and timber window. Houses the water cylinder and filtration equipment. Loft hatch.

Downstairs WC

Low level wc and wash hand basin, single window overlooking garden.

Utility

3.92 x 3.26 (12'10" x 10'8")

Lino floor, sink and drainer, washing machine points and oil fired boiler.

Living Room

6.26 (max) x 5.97 (max) (20'6" (max) x 19'7" (max))

Double aspect room overlooking the farmyard. Traditional exposed beams with fireplace and exposed brick surround. Door with stairs behind leading to the first floor.

Landing

Split landing with two rooms on each side. Further set of stairs up to the attic room. Velux window.

Bedroom 1

5.98 x 3.05 (19'7" x 10'0")

Good sized double, dual aspect overlooking farm yard.

Bedroom 2

3.50 x 3.16 (11'5" x 10'4")

Double bedroom with window overlooking the farmyard.

Bedroom 3

3.59 (max) x 3.00 (max) (11'9" (max) x 9'10" (max))

Smaller double with window overlooking the farmyard.

Bathroom

2.60 x 1.95 (8'6" x 6'4")

Bath with shower over, low level wc with wash hand basin and velux window.

Airing Cupboard

Water cylinder and in built storage.

Attic Room

6.50 x 5.82 (21'3" x 19'1")

Wooden floor with sloping ceilings.

EPC

The property has an EPC rating of E valid until 2036.

Council Tax

The property is in the Local Authority of Monmouthshire in band G.

Gardens

The gardens are accessed via the Boot Room leading to a large decking area with views of the surrounding countryside. Steps lead down to a lawned area with side access to the farmyard. At the rear of the property there is a low level log shed which also houses the oil tank. Leading on from the lawn there are several small fenced paddocks with fruit trees.



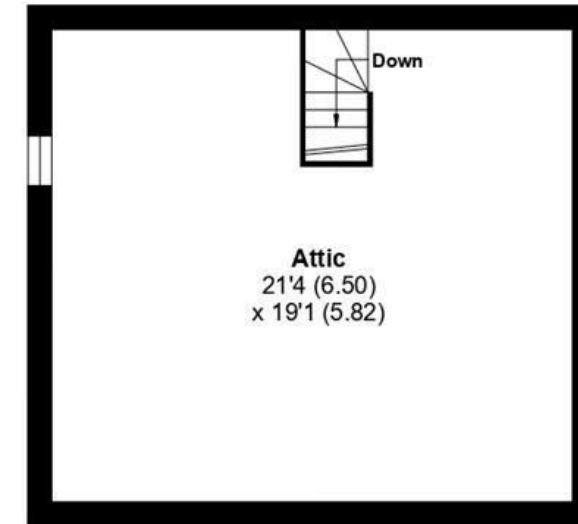
Little Llan-Llwydd, Cross Ash, Abergavenny, NP7

Approximate Area = 2296 sq ft / 213.3 sq m

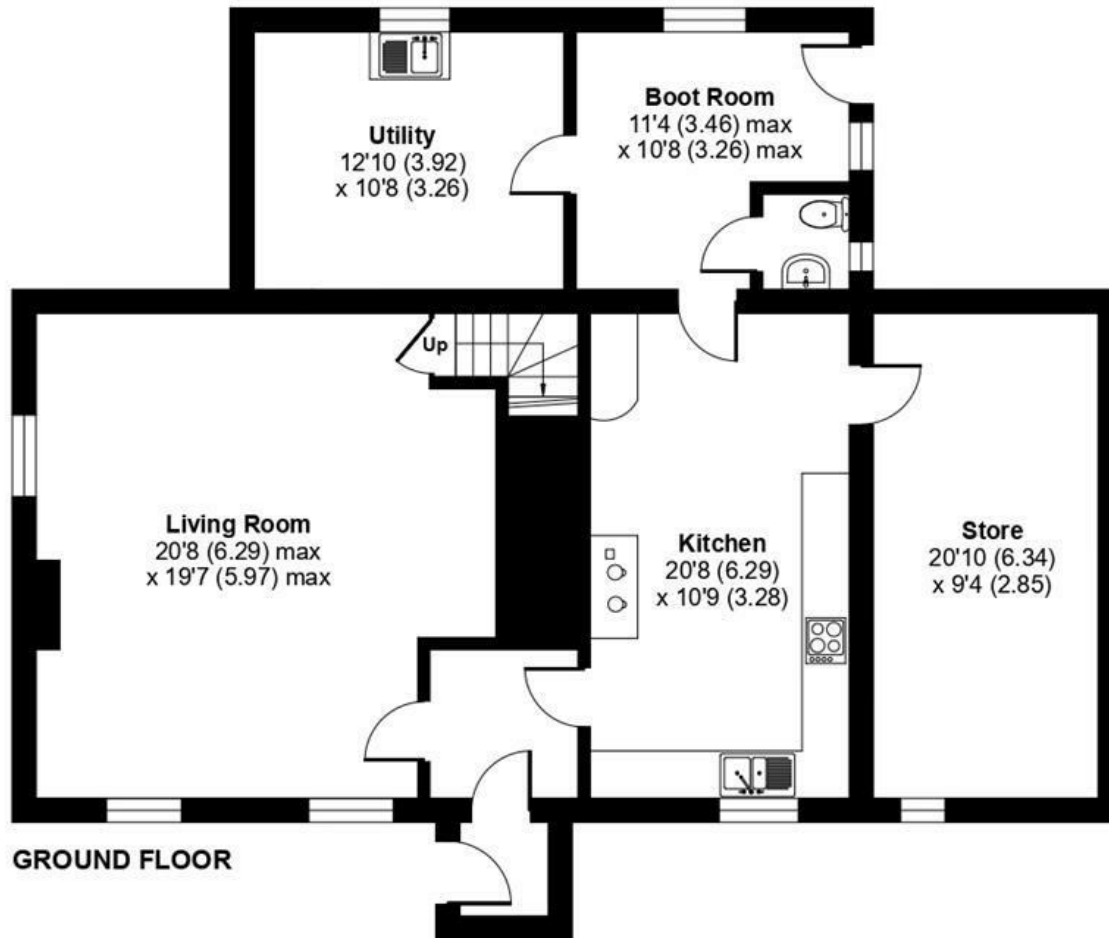
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Energy Efficiency Rating

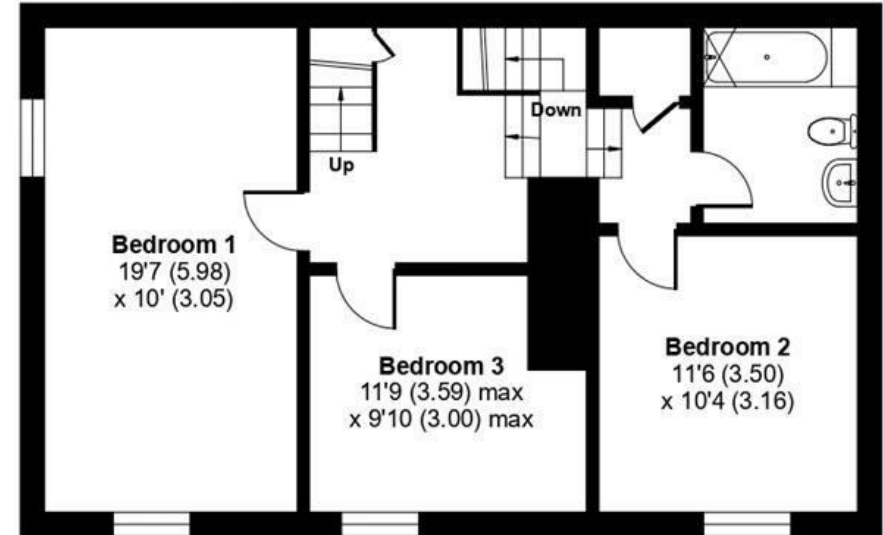
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Farm Buildings

There are a range of farm buildings at Little Llan-Llwydd, which are laid out in two sections being a courtyard of buildings within the farmyard and an adjacent set of modern buildings behind set within their own yard area with a separate point of access. We understand that most buildings have the benefit of private borehole water.

There are several single and two storey buildings, which could be suitable for residential conversion subject to the necessary consents.

Building 1

7.70 x 13.90 (25'3" x 45'7")

3 bay steel portal frame shed with concrete floor under a pitched corrugated tin roof with corrugated tin clad sides. Electricity connected.

Building 2

9.70 x 7.70 (31'9" x 25'3")

2-bay pole barn with earth floor under a corrugated tin mono-pitched roof with part concrete block part corrugated tin sides. Private bore hole fed water connected.

Building 3

11.70 x 7.75 (38'4" x 25'5")

Workshop building. Concrete floor with steel portal frame under a pitched corrugated tin roof. Tin clad sides.

Building 4

13.80 x 5.70 (45'3" x 18'8")

Two storey stone barn. External stone steps leading up to first floor. Concrete floor throughout the ground floor. The first floor has some missing floorboards. Prospective purchasers are warned not to use the external stone steps or enter the first floor of the building.

Building 5

5.95 x 24.20 (19'6" x 79'4")

Rendered barn, part stone part brick construction, with concrete floor and pitched corrugated roof. Currently comprising of two stables and one larger storage area with storage area above.

Building 6

15 x 7.65 (49'2" x 25'1")

Steel portal frame building with block work retaining walls and tin clad sides. Pitched corrugated roof with concrete floor. Water connected and double access doors onto roadside.

Building 7

11.40 x 2.60 (37'4" x 8'6")

Traditional stone barn with corrugated roof and concrete floor. Arranged into two stores.

Building 8

8.30 x 7.10 (27'2" x 23'3")

Two storey stone barn attached to the Farmhouse. Rendered white with two access doors and concrete floor. Pitched roof.





The Farmland

The land at Little Llan-Llwydd in total extends to approximately 94.44 acres split into two parts by the lane. The land is in good heart having been well managed in a grass rotation.

The block of land surrounding the Farmstead extends to 38.80 acres predominantly comprising of Grade 2 land according to the Agricultural Land Classification (Wales) map. We understand that some of the parcels have been established as improved grassland with a diverse sward, these parcels are generally level and provide good forage making areas. The remaining land in this block slopes down to the watercourse on the eastern boundary, and is classified as Grade 3 land. The parcels are separated by mature hedges and internal gateways. We understand that there are water troughs located across the land, fed by the private borehole water supply.

The land on the opposite side of the road is generally classified as Grade 3 land. This land ranges from gently to steeply sloping. There are attractive wooded areas and places with access to the stream for natural water. As a whole the parcel extends to 55.63 acres, however 5.16 acres comprises of sparse woodland. The boundaries are formed of mature hedgerows with stock fencing. The land benefits from borehole fed water troughs to part and provides a good sized block of livestock grazing with good roadside access.

Soilscapes describes all of the land as slightly acid loamy and clayey soils with impeded drainage.

Timber, Woodland, Sporting and Mineral Rights

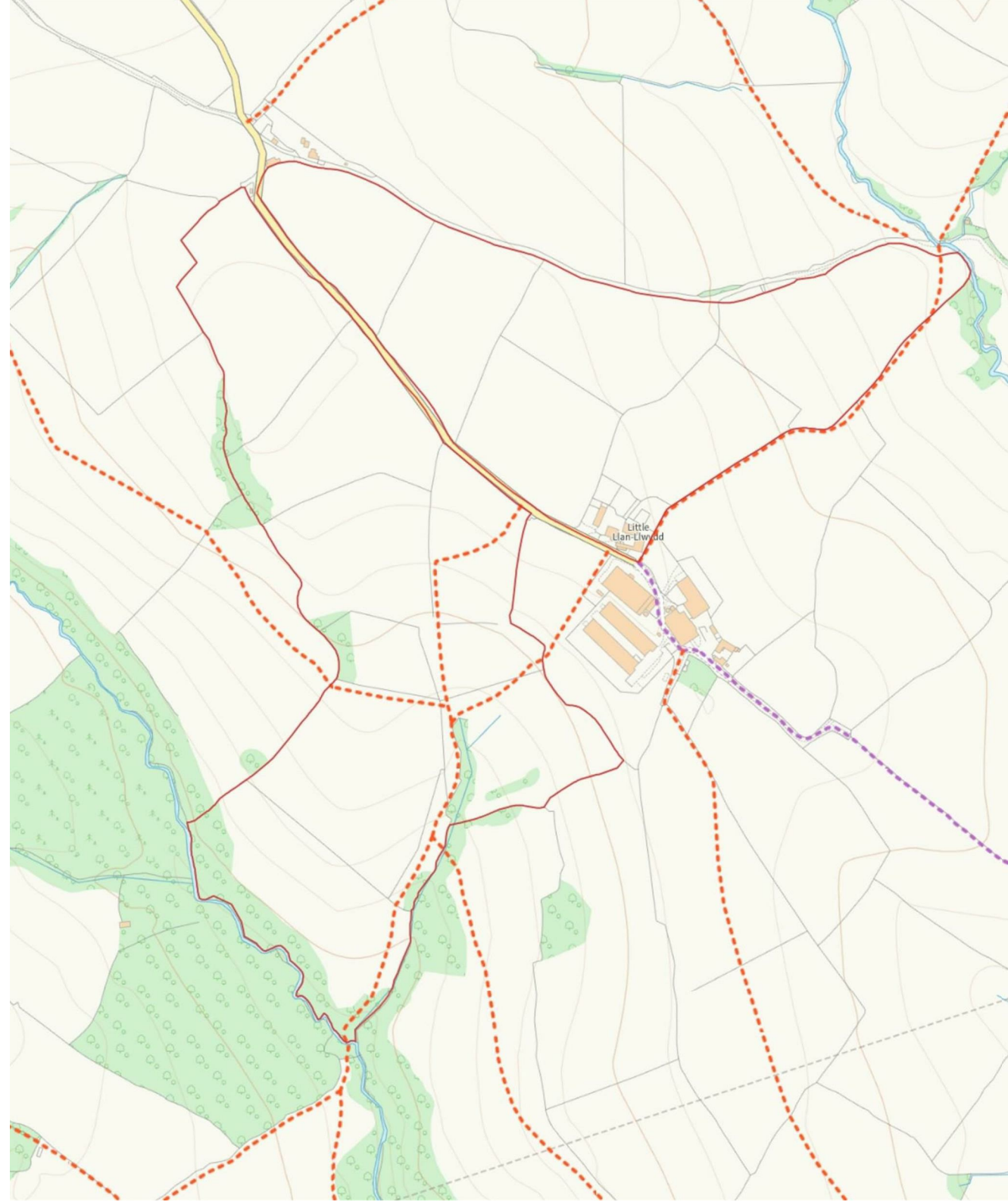
All standing timber, mineral rights or any sporting rights, if owned, are included within the sale.

Services and Water

We understand that the farmhouse and buildings benefit from mains electricity connections, a private drainage system and oil fired central heating. We understand that the land and property have the benefit of a private borehole water supply. We understand that the property has a pressurised water system, with filtration equipment being located in the Boot Room. None of the services have been tested by the selling agents.

Tenure

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





Local Authorities and Public Utilities

Monmouthshire County Council - County Hall, Rhadyr, Usk NP15 1GA
National Grid Electricity Distribution PLC - Avon Bank, Feeder Road, Bristol, BS2 0TB
Welsh Water - Linea, Fortran Road, St Mellons, Cardiff, CF3 0LT

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of any easements, quasi easements, wayleaves or rights of way. There are public footpaths crossing the land.

Boundaries

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof.

Access

The property is accessed via Llan-Clawydd Lane, which is a no through road. The land parcels benefit from multiple access points along this lane, and the farmyard also has the benefit of two access points.

Basic Payment Scheme and Environmental Schemes

We understand that the Basic Payment Scheme was formally claimed on the land however no entitlements are included within the sale. We understand that the holding is not subject to any environmental schemes.

Health and Safety

Prospective purchasers should take all necessary care when viewing, including wearing suitable clothing. Viewings are taken solely at the risk of the person viewing and neither the selling agent nor the owner of the property takes responsibility for any injury, however caused.

Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering. Please note that a fee of £18.00 (inclusive of VAT) per person will be charged to conduct these necessary anti-money laundering checks. This fee is payable at the time of instruction and is non-refundable.

Mode of Sale

Little Llan-Llwydd is offered for sale by private treaty as a whole.

Agent's Note

Any plans used in the preparation of these details are for identification purposes only and may have been reduced in scale to assist with printing. Any interested parties should check the title plan before proceeding to purchase.

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 representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to this property.





Viewings

Viewing strictly by appointment only with the selling agent.

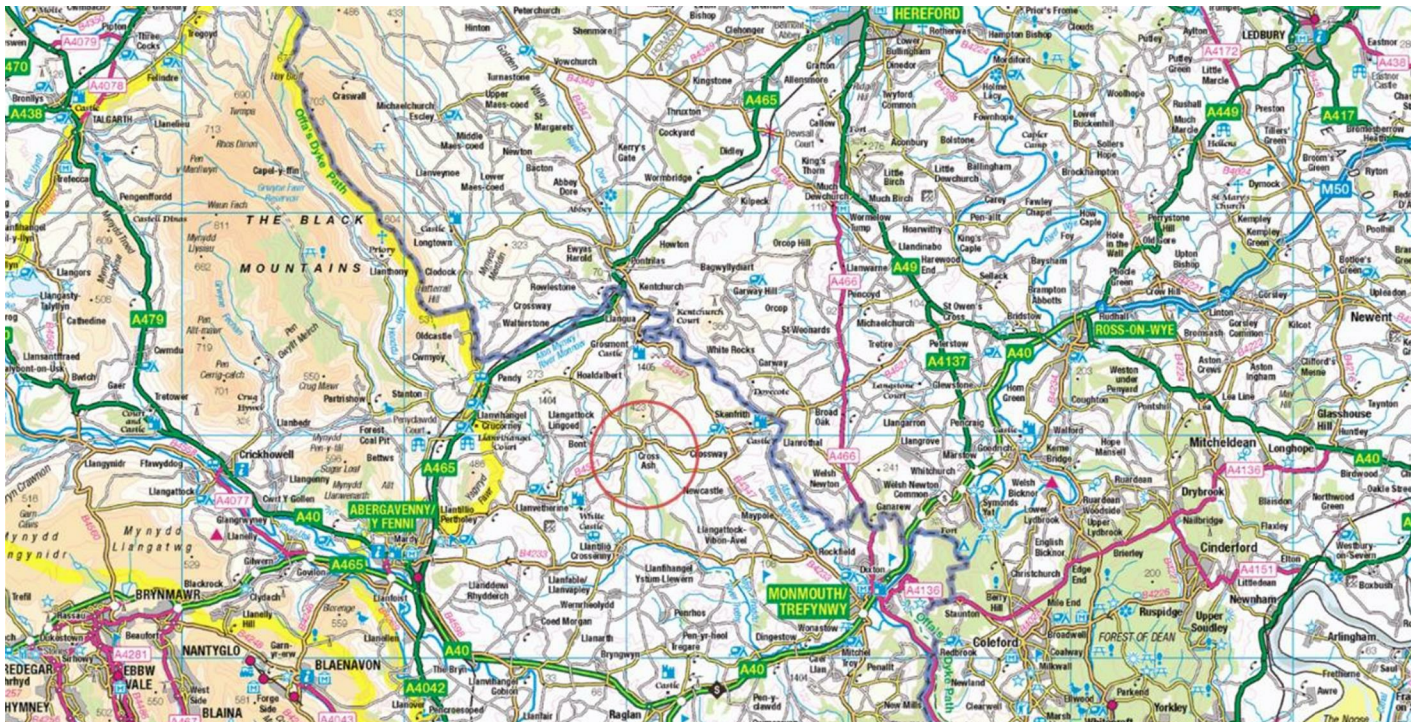
Peter Kirby on 01432 356161 (Option 3) or 07967 817274
p.kirby@sunderlands.co.uk

Tara Boulton on 01432 356161 (Option 3) or 07824 552830
t.boulton@sunderlands.co.uk

Directions

From the Abergavenny head east on the Old Ross Road (B4521) towards Cross Ash. Proceed for approximately 7.9 miles before turning right at Cross Ash Farm onto Llan-Clawydd Lane, a no through Lane. Proceed for approximately 1.3 miles and the property will be on your left as marked by a Sunderlands 'For Sale' Board.

From the City of Hereford head south on the A49 Ross Road for approximately 5.2 miles before turning right onto the A466 towards Wormelow. Proceed on the A466 for approximately 7 miles before reaching the Three Ashes crossroads. Turn right and proceed towards Broad Oak on the B4521. Continue on the B4521 for 7.5 miles before turning left at Cross Ash Farm onto Llan-Clawydd Lane. Proceed on the no through lane for approximately 1.3 miles and the property will be on your left, as marked by a Sunderlands 'For Sale' Board.



Hereford Office

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.