PORTHVAYNOR FARM

LLANGWM | USK | MONMOUTHSHIRE

Powells

Sunderlands

PORTHVAYNOR FARM

LLANGWM | USK | NP15 1EH

PORTHVAYNOR FARM OFFERS A SUPERB LIVESTOCK FARM PACKAGE WITH DEVELOPMENT POTENTIAL SITUATED IN SOUTH MONMOUTHSHIRE, WITH A SPACIOUS THREE-BEDROOM DORMER BUNGALOW WITH SPECTACULAR VIEWS WITH SCOPE FOR EXTENSION / RENOVATION OR FOR A REPLACEMENT DWELLING, AN EXCELLENT RANGE OF STEEL PORTAL FRAMED GENERAL PURPOSE AGRICULTURAL BUILDINGS, AND A RINGFENCED COMPARTMENT OF PRODUCTIVE GRASSLAND EXTENDING IN TOTAL TO 116.36 ACRES (47.09 HECTARES).

- Superb accessible location in a beautiful position within open countryside
- Spacious three-bedroom dormer bungalow known as Haylene with scope for expansion / renovation or replacement dwelling
- Spectacular panoramic views
- Extensive agricultural yard area
- Eight general purpose agricultural buildings
- Permastore slurry store tank
- Ring fenced productive pastureland all capable of being grazed or mown for fodder
- Excellent appeal to agricultural, equestrian, development, lifestyle and sporting interests
- Extending in total to approximately 116.36 acres (47.09 ha)

Wolvesnewton 1.2 miles • Devauden 3.6 miles • Usk 5.3 miles • Raglan 5.5 miles • Chepstow 9.1 miles • Monmouth 13 miles • Abergavenny 15 miles • Newport 17.5 miles • Bristol 25.9 miles • Cardiff 28.4 miles • London 133 miles • Chepstow Railway Station 9.4 miles • Abergavenny Railway Station 14 miles • Newport Railway Station 17.3 miles • Bristol Parkway Railway Station 21.4 miles • Bristol Airport 36.8 miles • Cardiff Airport 43.5 miles • London Heathrow Airport 119 miles (all distances are approximate)

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

LOCATION & SITUATION

Porthvaynor Farm is surrounded by glorious Monmouthshire countryside positioned in an elevated position with spectacular views on the eastern edge of the rural village of Llangwm which is home to the historic 12th Century Church of St Jerome. The entrance to the drive to the property is directly accessed from the eastern side of the council maintained public highway known as Church Lane that connects directly to the village of Llansoy 1.7 miles to the north and Gaer Fawr 1.3 miles to the south.

The property benefits from excellent road access with Church Lane providing good access to the B4235 Usk Road and the picturesque town of Usk 5.3 miles to the west. The market town of Raglan is 9 miles to the north providing access to the A449 and A40. The B4293 Chepstow Road is just a short distance to the east with the historic town of Chepstow 9.1 miles to the south-east providing connections to the main road networks of the A466, A48, M48 and M4.

Porthvaynor Farm enjoys an excellent accessible location 9.1 miles north-west from the centre of Chepstow, a thriving border town with the picturesque historic Chepstow Castle dating back to the 11th century, the oldest surviving post-Roman stone fortification in Britain and the renowned Chepstow Racecourse. Chepstow has a bustling high street with a mixture of high street chain stores, independent shops and eateries as well as everyday services such as banks, post offices and grocery stores, three distinct shopping areas and a good selection of restaurants and bars. For education, St. John's on-the-Hill is a co-educational day and boarding preparatory school with all-year round Day Nurseries. There are also primary schools in the area and Chepstow Comprehensive School. An abundance of tourism and recreational activities exist within Chepstow and the wider region.

Monmouth is located just 13 miles from the property and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisurefacilities.

Bristol is just 25.9 miles away from the property with all the benefits a city has to offer, such as Cabot Circus shopping centre and the renowned Cribbs Causeway shopping complex, a railway station offering direct trains to London, bus station, bars, cafes, restaurants, fantastic schools and universities and multiple employmentopportunities.

HAYLENE

From Church Lane the drive runs directly through the centre of the farm from south to north. Positioned centrally in an elevated position is Haylene with views over the surrounding farmland and countryside. Haylene is an extensive dormer bungalow with brick and rendered elevations under a corrugated tiled roof.

The property is entered via a porch leading to the bright and spacious kitchen accommodating a kitchen table and fitted with base and wall timber units, composite work tops, metal sink and electric oven and hob. Double doors from the side of the kitchen open to the fully glazed conservatory with beautiful three-sided views of the farm and surrounding countryside.

Next is the open plan sitting room and dining room, divided by folding French doors which can be opened to create an extended open space. From the side of the kitchen is the hallway with front hall and stairs. A rear hallway provides access to the family bathroom with bath, wc and wash basin, the first bedroom, a spacious double and the shower room featuring a walk-in shower cubicle and shelving. Also accessed from the rear hallway is a third reception room/office with feature fireplace with electric fire.

From the office is the utility, fitted with base timber units, metal sink, and space for appliances and the boiler house with boiler, base and wall timber units and external door.

Stairs from the front hall lead up to the first-floor central landing and two spacious double bedrooms with storage space and views. From the second bedroom a door opens to an extensive storage space which could be converted into an ensuite bathroom subject to the necessary consents and sign off.

The property is serviced by mains electricity and features solar panels on the roof which heat the water. Water is from a borehole and foul drainage to a septic tank. The property features uPVC double glazing throughout and central heating by way of an oil boiler.

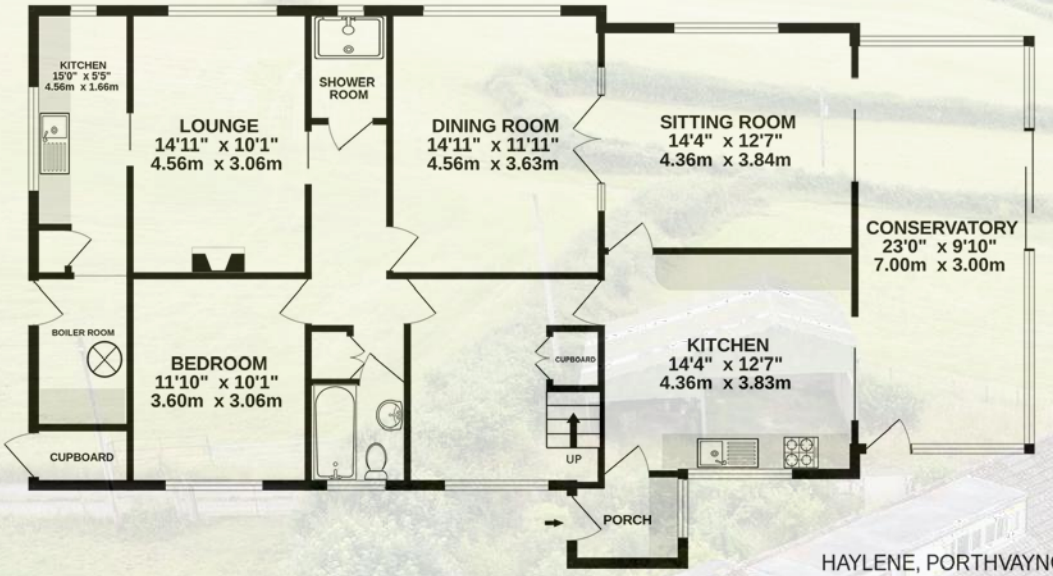
Haylene sits within a residential curtilage of about 0.28 acre which extends in an irregular shape to the other side of the farm drive. The garden extends principally to the west with a lawned area to the north and east. At the southern end steps from the conservatory lead down onto a patio area providing a wonderful space for alfresco dining.

Opposite the bungalow on the far side of the farm drive is a steel portal framed two bay open fronted building with block and tin sheet clad elevations under a tin sheet roof with lean-to providing a useful space which could be used for a range of possible uses.

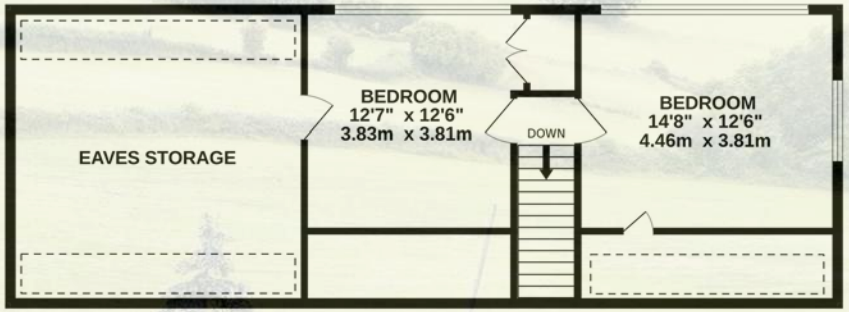
Haylene is positioned in a central elevated position with views over the surrounding farmland and countryside, providing a charming three-bedroom residence in need of gentle modernisation. Due to its prime position, it may be of interest to purchasers who are looking to apply for a replacement dwelling on site.

FLOORPLAN

GROUND FLOOR
1468 sq.ft. (136.4 sq.m.) approx.



1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



HAYLENE, PORTHVAYNOR FARM, LLANGWM, USK, NP15 1EH

TOTAL FLOOR AREA : 2240 sq.ft. (208.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.

OUTBUILDINGS AND YARD

Following on from Haylene, the farm drive leads down for a further 0.2 miles leading to the yard areas and a range of agricultural buildings. To the right of the track are four interconnected buildings comprising a three-bay steel portal framed building with block and Yorkshire boarded walls and fibre cement roof. Next is the old milking parlour - a four bay steel portal framed building with concrete base and block and tin sheeted elevations under a fibre cement roof. Directly adjacent to the parlour to the west is an open fronted steel portal framed eight bay general purpose agricultural building with lean-to with block and corrugated walls under a fibre cement roof. Positioned to the west of this and set back is an additional eight bay steel portal framed open fronted building with block and corrugated elevations under a fibre cement roof.

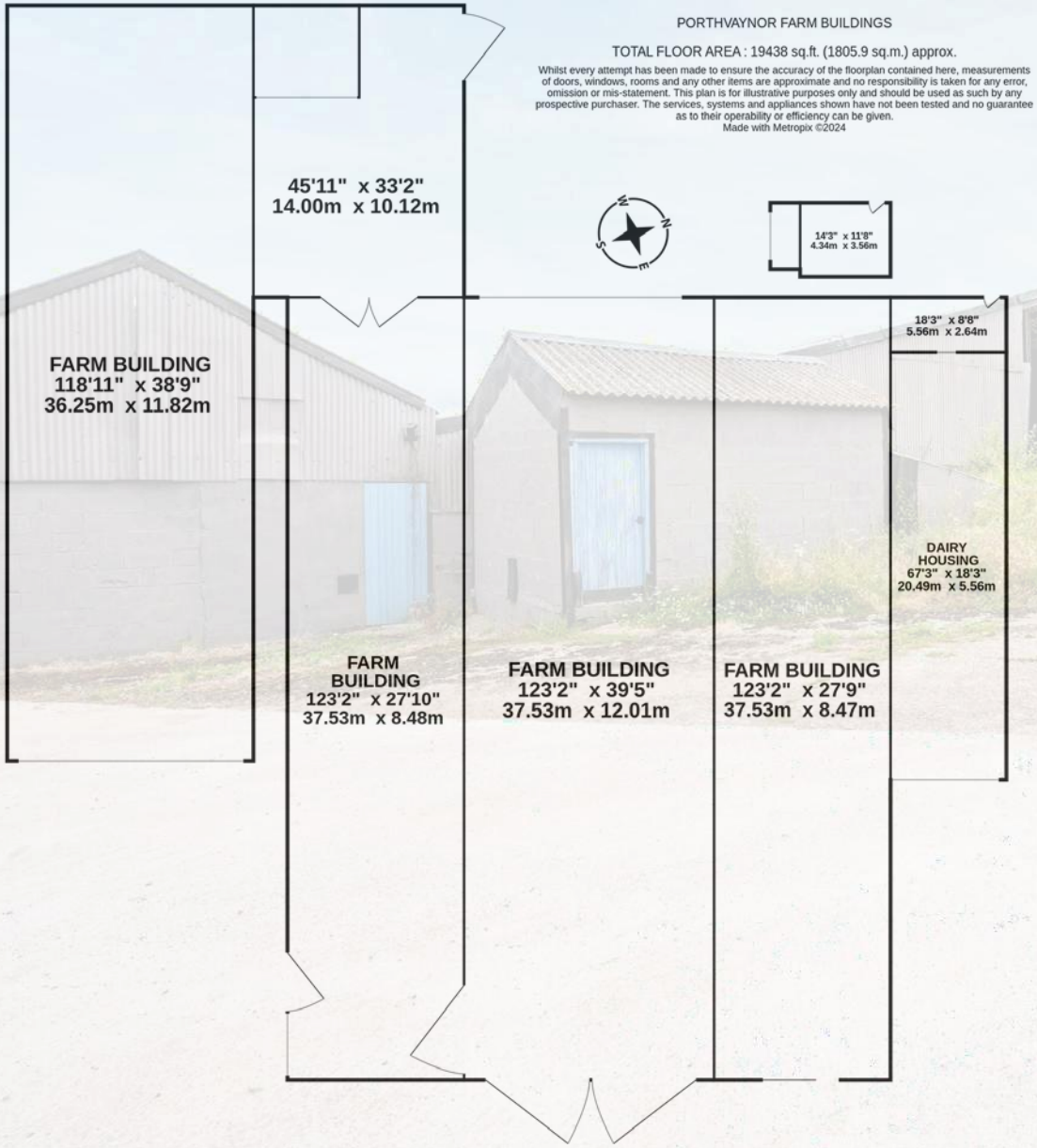
Positioned on the north-east side of the yard area is the second range of agricultural buildings which have their own designated yard with cattle swing gates, comprising three interconnected buildings with a three-bay steel portal framed building extended by lean-tos either side with block and tin sheeted elevations under a fibre cement roof. Next is a three bay fully enclosed building with block and tin sheeted walls and fibre cement roof. Last is a four bay steel portal framed open fronted building with block and Yorkshire boarded elevations under a fibre cement roof with concrete floor.

Positioned adjacent to the yard is a Permastore slurry store tank.

The yard and buildings all provide an excellent range of buildings to support any farming enterprise but could also be used for a range of possible alternative uses subject to obtaining the necessary planning consents.

FLOORPLAN

GROUND FLOOR
19438 sq.ft. (1805.9 sq.m.) approx.



PORTHVAYNOR FARM BUILDINGS

TOTAL FLOOR AREA : 19438 sq.ft. (1805.9 sq.m.) approx.

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GROUND FLOOR
6747 sq.ft. (626.8 sq.m.) approx.

PORTHVAYNOR FARM BUILDINGS

TOTAL FLOOR AREA : 6747 sq.ft. (626.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LAND

The land at Porthvaynor Farm extends in an extensive ring fence with the majority of the land extending to the north-east, east and south-west. The land comprises seven field e n closures of im proved pe rmanent pa sture w i th two small sections of woodland.The land is a mixture of level to gently sloping and is all suitable to be grazed or mown for fodder.

The land to the south-west and to the north is all predominantly level with the field enclosures that are positioned to the east of the buildings gently sloping down either side of a strip of woodland at the bottom which features a natural water supply running through it. The land has historically been used to support a dairy enterprise and now is used for cattle and sheep. It certainly provides a very productive extensive parcel of land that could support any livestock enterprise. The majority of the land can be seen from Haylene enabling any purchaser to look out over the farm from the comfort of home.

All the land is all stock proof fenced and serviced by mains water troughs and is a mix of freely draining slightly acid loamy soils to clay loam soil.

The land is all registered with Rural PaymentsWalesfor Basic Payment Scheme.

Three Public Rights of Way cross the farm following the farm track and interconnecting next to the primary set of farm buildings. There is a private right of way for all purposes over the farm drive to the benefit of Porthvaynor Farmhouse.

The land forms an excellent extensive ring fenced compartment of productive grassland in a beautiful rural setting. It would certainly provide significant appeal to agricultural, equestrian, rural enterprise and lifestyle type purchasers, or anyone with an extensive livestock enterprise.

In total all the land and buildings at Porthvaynor Farm extends to approximately 116.36 acres (47.09 ha).

MODE OF SALE

The property is to be offered For Sale by Online Auction. The Auction will open from 10 am – 4.00 pm on Thursday 29th October 2026 10 - 4pm (unless previously sold). The Vendors reserve the right to accept an offer prior to the Auction. The Purchasers will be required to pay a 10% deposit to the Vendors' Solicitors within one working day of the Auction with the balance of the monies within 8 weeks. The auction will be live and online, if you wish to register to bid online please contact the office.

MONEY LAUNDERING

As a result of anti-laundering legislation all persons intending to bid must complete the Bidders Registration Form and provide Proof of Identification (ID) prior to the Auction. Prospective Purchasers may bring their completed registration form and Proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill) to our offices at least 24 hours prior or register on the day at least 30 minutes before commencement of the sale.

AUCTION GUIDE/RESERVE PRICE

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the Vendor will consider a sale and is within or below the Guide Price(s). Both figures are subject to change.

VENDORS SOLICITOR

James Realff of Lester Aldridge, Russell House, Oxford Road, Bournemouth, BH8 8EX. Tel: 01202 702616 Email: James.Realff@LA-Law.com
For copies of the legal pack and any queries of legal nature please direct them to the vendors solicitor, preferably via your own conveyancer.

Key Information

Services: The property benefits from mains electricity with roof top solar thermal panels. Water is by way of a borehole and mains. Hayleane is heated by oil-fired central heating. Foul drainage is to a septic tank.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not. Three Public Rights of Way cross the farm following the farm track and interconnecting next to the primary set of farm buildings. There is a private right of way for all purposes over the farm drive to the benefit of Porthvaynor Farmhouse (shaded in blue on the plan).

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Basic Payment Scheme: The land is all registered for Basic Payment Scheme. The Basic Payment Scheme Entitlements are excluded from the sale.

Council Tax Band: Haylene is classified as Band F.

Local Authority: Monmouthshire County Council. Telephone: 01633 644644.

Viewings: Strictly by appointment with the selling agents on set viewing days.

Directions: From the centre of Usk, proceed on the A472 travelling east for 1.2 miles. Turn left onto the B4235 signposted Chepstow. Continue on the B4235 Chepstow Road for 2.7 miles. Then take the left-hand turn in the direction of Wolvesnewton, Llansoy, Cobblers Plain. Continue for one mile then take the left turn onto Church Lane, signposted Llansoy. Continue for 0.3 miles and the entrance drive will be on your right-hand side.

Postcode: NP15 1EH

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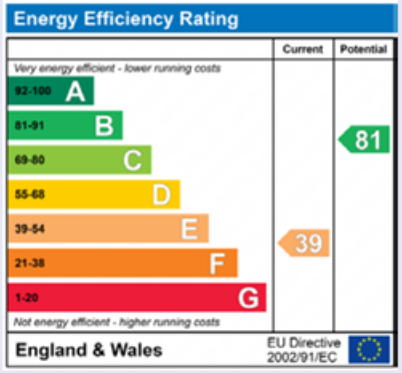

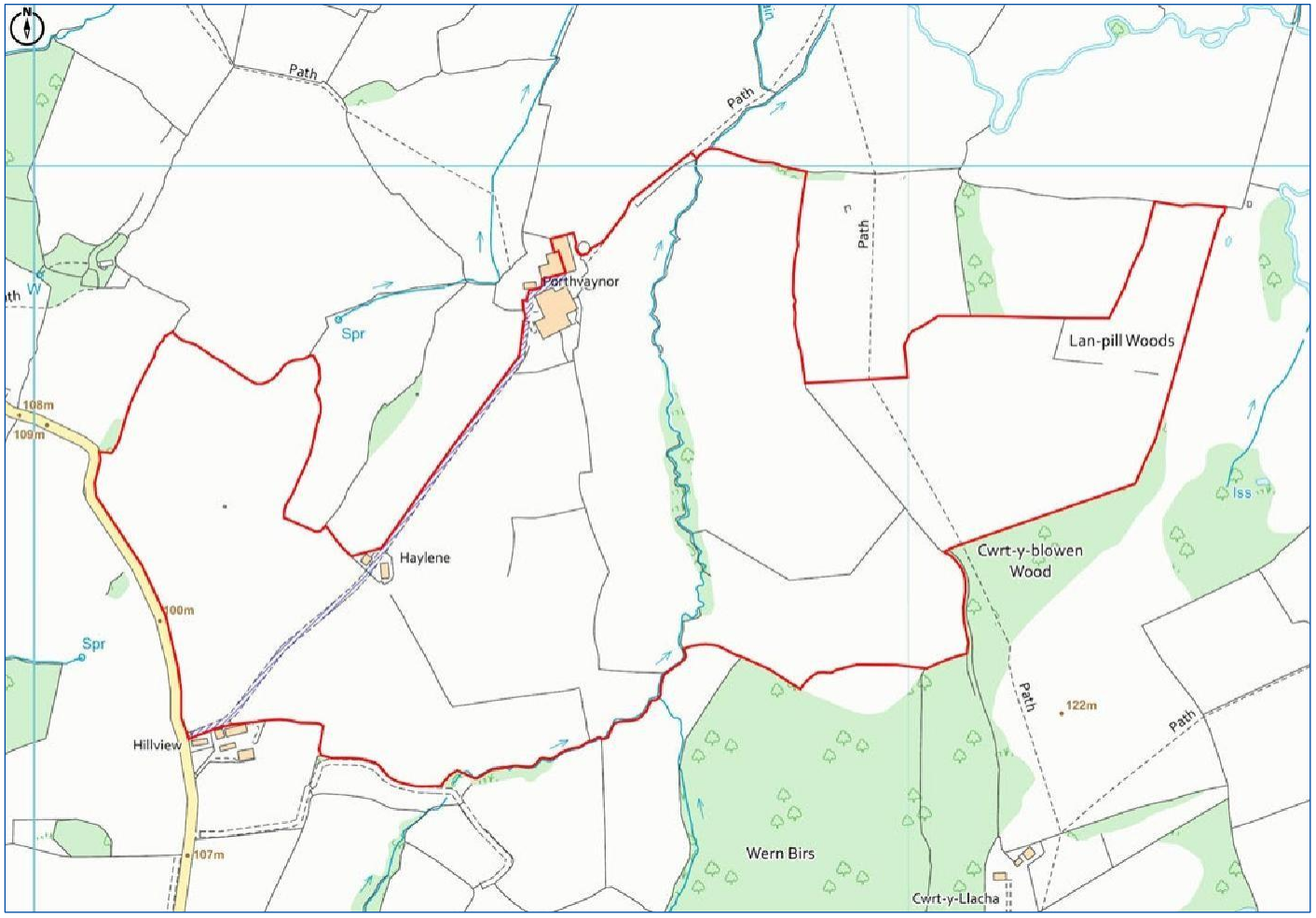

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Important Notice

The selling agents, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or vendors. The agents assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Information is given entirely without responsibility on the part of the agents, sellers or lessor. The photographs show only certain parts of the property as they appeared at the time they were taken and any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and the agents have not tested any services, equipment, appliances or facilities. Purchasers must satisfy themselves by inspection and relying upon their own enquiries that all information is correct. The VAT position relating to the property may change without notice.

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