



# LLWYN-Y-CELYN FARM AND HOLLY BUSHES BUNGALOW

SHIRENEWTON | CHEPSTOW







LOT 1



LOT 3



## LLWYN-Y-CELYN FARM AND HOLLY BUSHES BUNGALOW

SHIRENEWTON | CHEPSTOW | MONMOUTHSHIRE | NP16 6BU

LLWYN-Y-CELYN FARM AND HOLLY BUSHES BUNGALOW OFFERS A SUPERB GRASSLAND DAIRY FARM AND DEVELOPMENT PACKAGE SITUATED ON THE EDGE OF THE AWARD WINNING VILLAGE OF SHIRENEWTON, WITH A DETACHED FOUR BEDROOM BUNGALOW (WITH AOC) WITH 8 ACRES, A COLLECTION OF MODERN DAIRY BUILDINGS, AN IMPRESSIVE RANGE OF TRADITIONAL STONE BUILDINGS WITH POTENTIAL AND THREE RINGFENCED COMPARTMENTS OF PRODUCTIVE GRASSLAND SET OUT OVER FOUR DISTINCT LOTS EXTENDING IN TOTAL TO 163.41 ACRES (66.13 HECTARES).

### FOR SALE AS A WHOLE OR IN FOUR LOTS

- Spacious detached four-bedroom bungalow subject to an Agricultural Occupancy Condition and 8 acres of pastureland known as Holly Bushes •
- Modern range of agricultural buildings, dairy and yard and complex of traditional stone barns with potential for a range of possible uses (subject to planning) •
- Three ringfenced compartments of productive grazing pasture/fodder land and a compartment of woodland •
- Excellent appeal to agricultural, equestrian, development, recreation, conservation and sporting interests •
- Lot 1: Holly Bushes bungalow and pastureland land extending to 8 acres (3.24 ha) •
- Lot 2: Modern agricultural buildings, dairy, yard and productive permanent pastureland extending to 97.25 acres (39.35 hectares) •
- Lot 3: Complex of traditional stone barns, outbuildings and productive permanent pastureland extending 44.1 acres (17.85 hectares) •
- Lot 4: Productive permanent pastureland extending to 14.06 acres (5.69 hectares) •
- Available as a whole or in four Lots extending in total to 163.41 acres (66.13 hectares) •

### DISTANCES FROM LLWYN-Y-CELYN

Shirenewton 1.1 miles • Chepstow 5.2 miles • Caldicot 6 miles • Usk 9.9 miles  
Raglan 11.5 miles • Monmouth 14.1 miles • Newport 17 miles • Cardiff 28 miles  
Bristol 35.4 miles • London 142 miles • Chepstow Train Station 4.9 miles  
Newport Train Station 16.7 miles • Bristol Parkway Train Station 15.4 miles  
Bristol Airport 38.9 miles • Cardiff Airport 41.6 miles  
London Heathrow Airport 114 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

Llwyn-y-Celyn Farm is surrounded by glorious Monmouthshire countryside positioned a short distance north of the popular village of Shirenewton which is home to the Church of St. Thomas a Becket and offers no less than three pubs and amenities including the Huntsman Hotel, The Carpenters Arms and the popular Tredegar Arms, a recently restored traditional pub and restaurant with excellent food. The village also benefits from a village recreation hall with sports ground, tennis court and children's play area and Shirenewton Primary School which was rated good. The property is situated close to the picturesque Wye Valley National Landscape. An abundance of activities can be enjoyed such as the Wye Valley Walk, the Offa's Dyke footpaths and the incredible Devils Pulpit. The Wye Valley offers an abundance of activities for outdoors and fishing enthusiasts and is home to the magnificent Tintern Abbey.

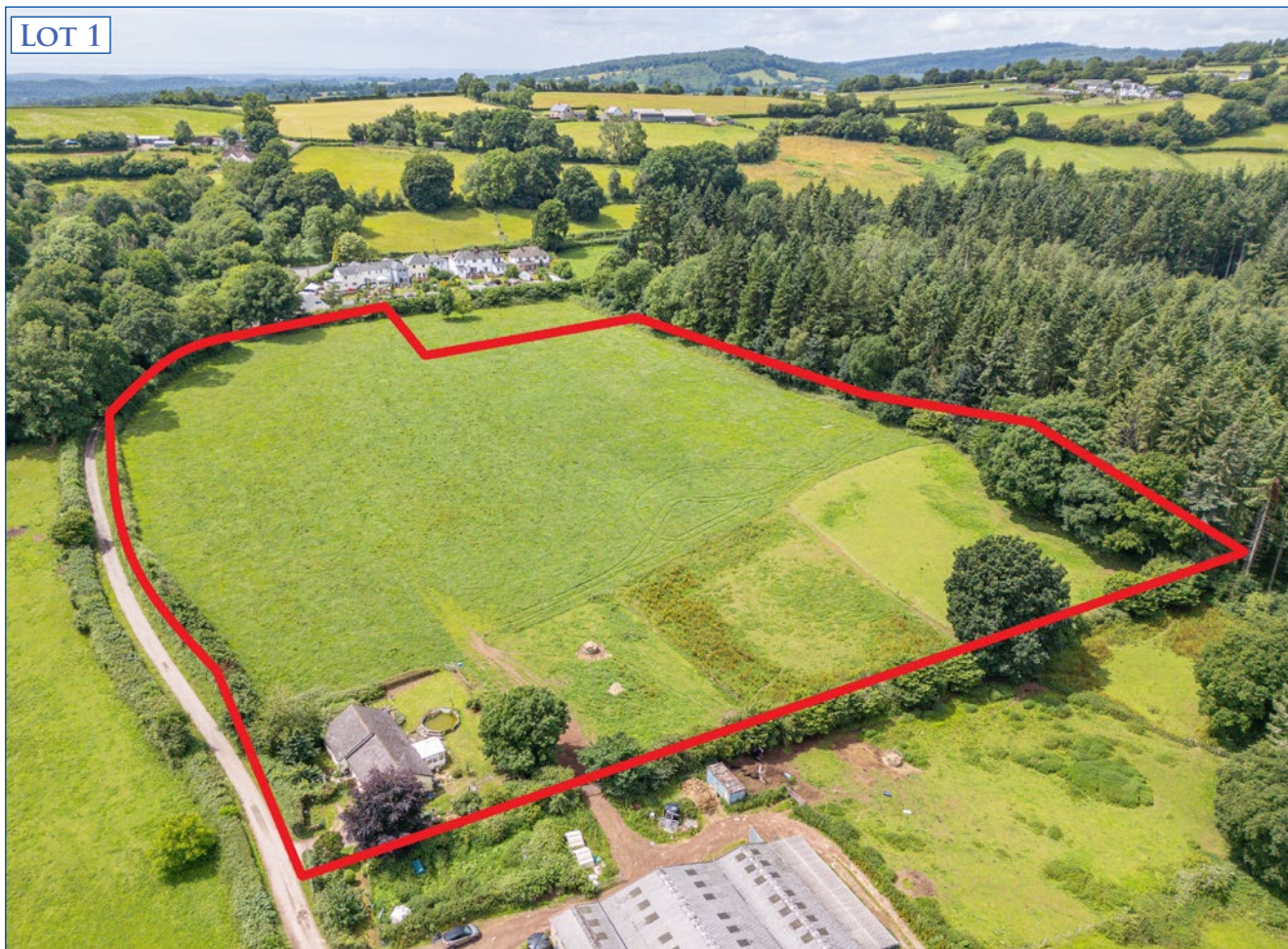
The property benefits from excellent road access close to the A466, which connects directly to Junction 2 of the main road network of the M48 less than 5 miles away, which in turn provides direct access to the M4 and M5.

Llwyn-y-Celyn Farm enjoys an excellent accessible location 5.2 miles 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 14.1 miles from the property and boasts excellent schools including Haberdashers' Monmouth School, 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 leisure facilities.

Bristol is just 35.4 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 employment opportunities.

LOT 1



LOT 2



LOT 3





## HOLLY BUSHES

Holly Bushes comprises an extremely desirable agricultural smallholding package including a spacious four-bedroom bungalow which is subject to an Agricultural Occupancy Condition (AOC) with views and ring-fenced compartment of pastureland extending in total to 8 acres (3.24 ha).

The property is accessed from the north side of the Old Monmouth Road which connects to the B4235 Usk Road to the west. Constructed in 1989, Holly Bushes features block rendered elevations throughout under a pitched tiled roof. The property benefits from oil fired central heating and double-glazed windows throughout.

To the front is a parking area for three vehicles and formal lawned area. The front door opens into the central hallway with wood laminate floor, coat cupboard and separate airing cupboard. Above is a fully boarded loft with electric light and loft ladder. On the opposite side of the hallway to the front door is the family bathroom with tiled floor, wc, wash basin and bath with overhead shower. Next is the kitchen, which is spacious with tiled floor, windows to the front, base and wall timber units with composite worktop, ceramic electric hob and double Hotpoint oven. The kitchen is spacious and accommodating with space for a dining table and sitting area with sofa. Next is the utility, fitted with base and wall units, sideboard with metal sink and the boiler with side porch beyond with stable doors to the rear. Accessed off the rear of the kitchen is the dining room with windows to the side and rear and carpeted floor. From the dining room and also accessed from the hallway is the open plan sitting room and conservatory, with carpeted floor and French doors opening to the garden and decking area.

Accessed off the left-hand side of the hallway are the bedrooms. First on the left is bedroom 1, a double which is currently used as an office, with carpeted floor and window to the front. Opposite is Bedroom 2, a double with carpeted floor and window to the rear. Second on the left is Bedroom 3, a double with carpeted floor and window to the front. Opposite is Bedroom 4, a double with carpeted floor and window to the rear. All the bedrooms are well laid out and spacious, providing a welcoming home. Externally, immediately to the rear of the bungalow is the garden with decking area, dilapidated round swimming pool, lawned area and the chicken coop.

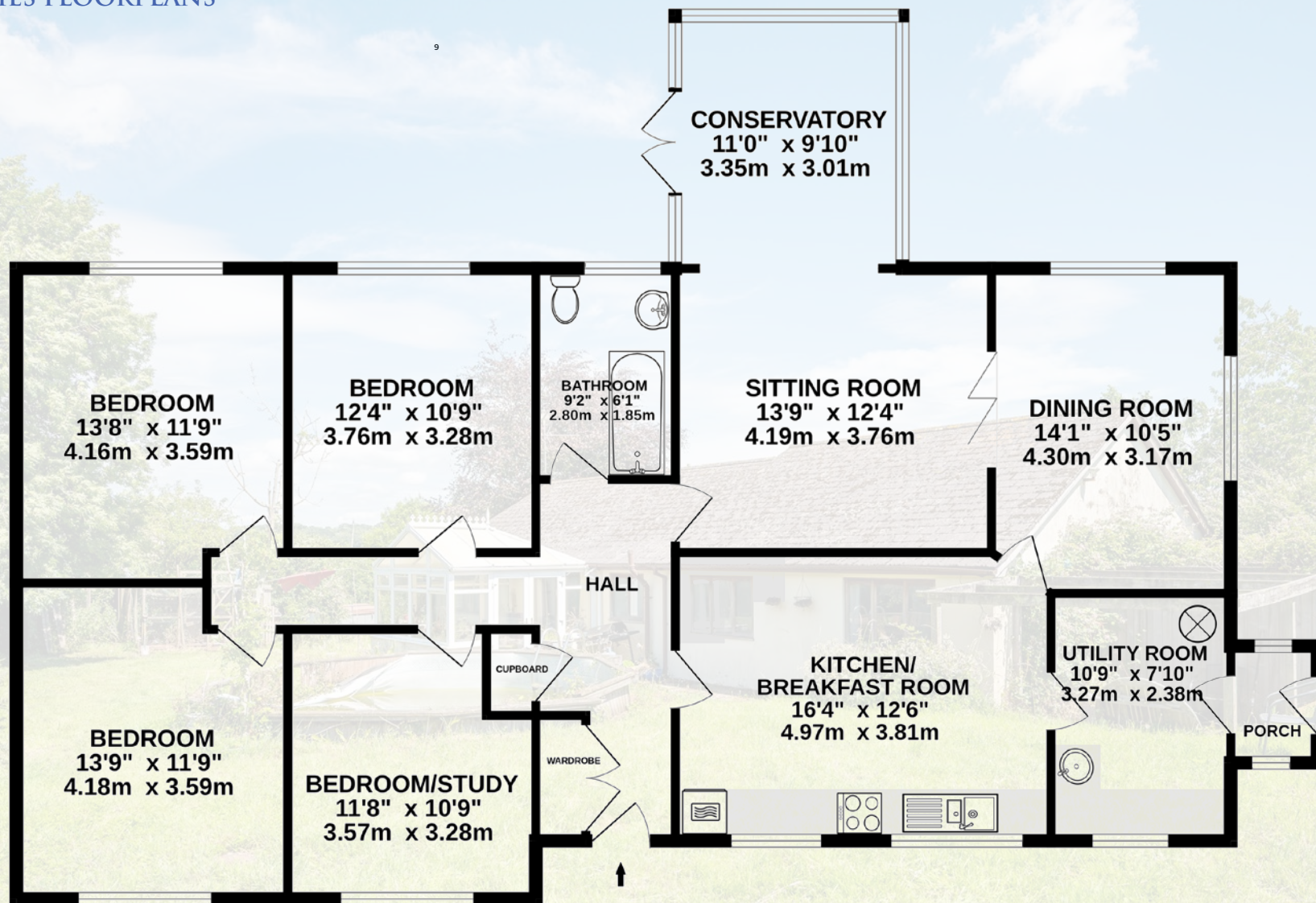
Holly Bushes is connected to mains electricity with an independent electricity meter. Water is by way of a well which is UV filtered with garden stop tap to isolate the water feed from the farm. The water supply is shared with the rest of the farm. However, there is a mains water connection close by in the road. Foul drainage is to a septic tank.

The land extends out to the rear of the bungalow comprising three rectangular paddocks of permanent pasture with the remainder an extensive field enclosure which could easily be subdivided into paddocks. The land is all stock proof fenced level to gently rising to the south-west and is all productive semi-improved pastureland all capable of being grazed or mown for fodder and is a mix of freely draining slightly acid loamy soils. All the land at Holly Bushes has historically been used to support a dairy enterprise but would also be suitable for a livestock or equestrian enterprise.





# HOLLY BUSHES FLOORPLANS



HOLLY BUSHES, LLWYN Y CELYN FARM, SHIRENEWTON, NP16 6BU

TOTAL FLOOR AREA: 1495 sq.ft. (138.9 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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## OUTBUILDINGS AND DAIRY YARD

Accessed off the north-western side of the Old Monmouth Road and positioned within the primary land compartment within Lot 2 is the extensive gated yard area surrounding the modern agricultural buildings. The outbuildings comprise a range of three interconnected seven bay steel portal framed buildings with cattle concreted floor and block and Yorkshire boarded elevations under a fibre cement rooves. The buildings are all connected to water by way of a private water supply from a well and mains electricity. The buildings are custom designed to support the dairy enterprise. The central livestock building is fitted with mangers and internal gates to create internal pens. It also houses a water tank.

On one side of the primary building is the milking parlour. There is also a farm office with compressor housing above. Attached to the north-western side of the building is a four bay steel and timber framed lean-to.

Positioned to the north-east of the main buildings is a three bay open fronted fodder store. The fodder store is showing storm damage but nevertheless provides useful storage. To the rear and set away from the buildings is the slurry store.

Positioned to the north-eastern side of the fodder store is a second yard area with steel framed machinery shed that is being removed from site.

The buildings at Lwyn-y-Celyn Farm are generally in excellent condition and custom made to support any dairy or livestock enterprise but could also be used for a range of possible uses subject to obtaining the necessary planning consents.





## TRADITIONAL BARNES AND OUTBUILDINGS

Positioned within the second compartment of land within Lot 3 on the eastern side of the Old Monmouth Road is a fantastic complex of traditional stone barns. The principal barn is Grade II curtilage Listed and known as Barn at Llwyn-Celyn Farm (CADW Reference: 24567). The barn itself dates from 1705 and is extensive with four attached barns which formed the original dairy. Two-yard areas are positioned to the north-west with an additional range of three barns. One of the barns has historically been used as a stable. Part of the roof on the listed barn is in disrepair with the remainder in good condition with their rooves intact. There are several smaller sheds to the rear of the barns as well as an old brick-built air raid shelter.

The barns offer potential for conversion to residential/holiday let accommodation or to commercial use providing a useful diversified income stream subject to obtaining the necessary planning consents. The barns offer an attractive prospect for any purchaser with development interests or wanting additional accommodation for multi-generational living, or to provide a diversified income stream for the farm.

The traditional barns will subject to a Development Clawback Overage Provision which will capture a 30% uplift in value for any change of use to residential over a 25 year period from the date of sale.





# OUTBUILDINGS FLOORPLANS

**COW SHED**  
59'0" x 14'9"  
17.98m x 4.49m

**COW SHED**  
105'1" x 72'4"  
32.02m x 22.04m

26'1" x 11'4"  
7.95m x 3.46m

11'4" x 10'7"  
3.46m x 3.22m

14'3" x 11'11"  
4.34m x 3.63m

14'1" x 10'6"  
4.28m x 3.20m

10'0" x 6'11"  
3.05m x 1.96m

14'3" x 11'8"  
4.34m x 3.56m

39'1" x 17'2"  
11.91m x 5.22m

36'8" x 11'10"  
11.17m x 3.60m

29'11" x 18'6"  
9.13m x 5.64m

**STONE BARN**  
42'8" x 16'10"  
12.99m x 5.13m

12'6" x 7'1"  
3.81m x 2.15m

9'6" x 7'11"  
2.90m x 2.43m

**DAIRY**  
18'11" x 13'11"  
5.76m x 4.23m

9'9" x 7'11"  
2.86m x 2.43m

**DAIRY PARLOUR**  
40'2" x 18'11"  
12.25m x 5.76m

**COW SHED**  
43'1" x 18'11"  
13.12m x 5.76m



LLWYN Y CELYN FARM OUTBUILDING

TOTAL FLOOR AREA: 10450 sq.ft. (970.9 sq.m.) approx.

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LLWYN Y CELYN FARM OUTBUILDINGS

TOTAL FLOOR AREA: 3385 sq.ft. (314.5 sq.m.) approx.

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LOT 1



LOT 2



LOT 3



LOT 4



## LAND

The land at Llwyn-y-Celyn Farm (not including Holly Bushes Lot 1) is set over three distinct compartments.

The primary compartment, Lot 2, positioned to the north-west of the Old Monmouth Road which includes the farm buildings and yards comprises ten extensive field enclosures of productive permanent pastureland and a small section of woodland. All the field enclosures are stock proof fenced for cattle and are serviced by a natural water supply with a pond and feature a network of tracks for easy access in the winter months. The land is predominantly level to gently sloping and can be grazed or mown for fodder. All the land and buildings within Lot 2 extends to 97.25 acres (39.35 hectares).

On the opposite side of the Old Monmouth Road opposite Lot 2 and containing the traditional barn complex is Lot 3, comprising five extensive field enclosures of level to gently sloping permanent pastureland. The land is all stock proof fenced for cattle and is serviced by the private water supply with water troughs and independent electricity meter. All the land is productive and can be grazed or mown for fodder. Lot 3 extends to 44.1 acres (17.85 hectares).

Positioned to the east of Lot 3 and separated from it via an unnamed public highway and benefitting from roadside frontage to the B4235 is Lot 4, comprising three extensive field enclosures of stock proofed permanent pastureland with stock handling facility, all capable of being grazed or mown for fodder and serviced by a mains water supply. Lot 4 extends to 14.06 acres (5.69 hectares).

All the land at Llwyn Y Celyn Farm is productive permanent pasture with freely draining slightly acid loamy soils and currently used to support a dairy and cattle enterprise. It certainly provides four very productive extensive parcels of land that could support any livestock enterprise.

The land is all registered with Rural Payments Wales for Basic Payment Scheme. The entitlements are not included in the sale but may be available by separate negotiation. Three Public Rights of Way cross the farm. The first crosses the top of Lot 2 from east to west. The second crosses Lot 3 from the eastern side of the traditional buildings running north to south. The third crosses Lot 4.

The land forms three excellent extensive ring-fenced compartments 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.



## KEY INFORMATION

**Services:** Lot 2, Lot 3 and Holly Bushes benefit from independent mains electricity meters. Water is via a shared well to Holly Bushes and the farm. Holly Bushes features oil-fired central heating and double glazing. 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 positioned within Lots 2, 3 and 4.

**Development Clawback Coverage Provision:** The whole of Lot 1 and the traditional stone barns within Lot 3 will be sold subject to Development Clawback Coverage Provisions to capture a 30% uplift in value for any change of use to residential over a 25-year period from the date of sale.

**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 but may be available for sale by separate negotiation.

**Council Tax Band:** Holly Bushes is classified as Band G.

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

**Sale Method:** The property is offered For Sale by Private Treaty as a whole and in five separate Lots. Any offer on the whole will require an apportioned offer for Lot 1 as this is in separate ownership. The Vendor and Selling Agent reserve the right to sell the property by any other alternative sale method to conclude the sale.

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

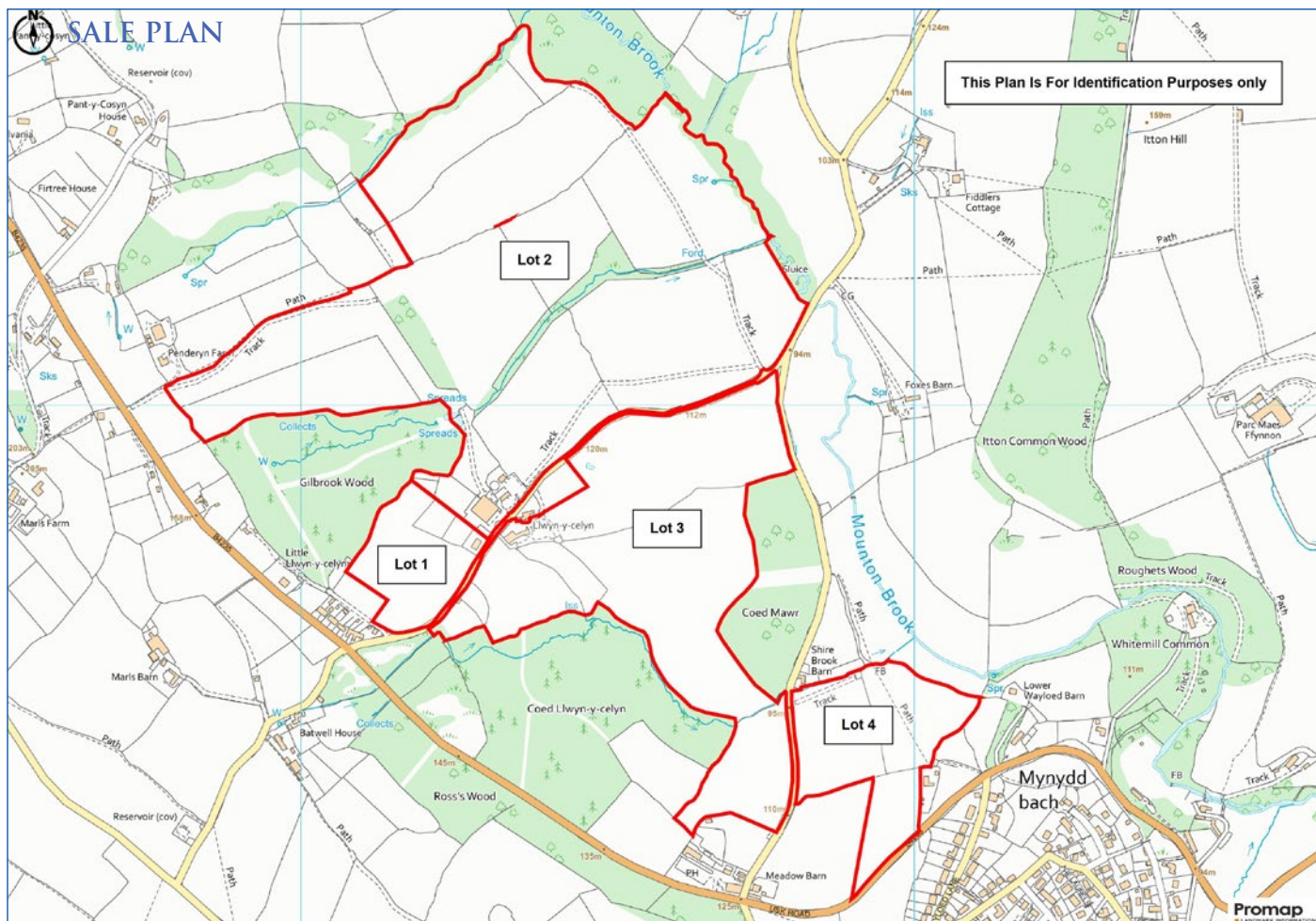
**Directions:** From the Chepstow Racecourse roundabout take the exit onto the A466 then immediately turn right onto the B4235 in the direction of Shirenewton/Usk/Brynbuga. Proceed on the B4235 for 3.9 miles then turn right onto the Old Monmouth Road. The property is either side of the Old Monmouth Road which is the next right turn after you pass the Huntsman Hotel. Proceed on the Old Monmouth Road for 0.2 miles and the property will be on your left- and right-hand side. Access to Lot 4 is the right turn directly before The Huntsman Hotel.

### WHAT3WORDS:

**Lots 1, 2 & 3:** ///equivocal.soaks.revisit

**Lot 4:** ///belts.published.crop

**Postcode:** NP16 6BU



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A 92-100		94
B 81-91		
C 69-80		
D 55-68	62	
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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