

UPPER NEWTON FARM
WELSH NEWTON, HEREFORDSHIRE
A HIGHLY ATTRACTIVE HEREFORDSHIRE FARM



R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

UPPER NEWTON FARM

WELSH NEWTON • HEREFORDSHIRE
NP25 5RN

SOUTH WEST HEREFORDSHIRE
HEREFORD 15 MILES • MONMOUTH 4 MILES

UNSPOILT RURAL LOCATION WITH SUPERB VIEWS
ACROSS MONMOUTHSHIRE AND HEREFORDSHIRE

4 BEDROOM RESIDENCE

26.23 ACRES

FOR SALE BY PRIVATE TREATY



GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

PROPERTY SUMMARY

The farm stands in an idyllic and unspoilt rural location on the South Herefordshire/Monmouthshire borders. The property is elevated and commands views of the Brecon Beacons and Black Mountains.

The property benefits from a four bedroom beautifully converted barn conversion with spacious and well-proportioned accommodation.

Complimenting the homestead is a well maintained lawned garden with vegetable plot. Surrounding the curtilage of the property is some 26.23 acres of prime pasture and arable land and a range of modern agricultural buildings.

- Unspoilt rural location with superb views across Monmouthshire and Herefordshire
- 4 bedroom newly renovated accommodation
- 26.23 acres of land
- Excellent range of modern farm buildings
- For sale by Private Treaty as one Lot.

SITUATION

The property occupies an unspoilt rural location, with superb views across Monmouthshire and Herefordshire.

The city of Hereford is some 15 miles distant and the Market Town of Monmouth some 4 miles distant.

DIRECTIONS

From Monmouth take the A466 Hereford road for about 3 miles. As you enter the village of Welsh Newton turn right onto the unclassified council road signposted Welsh Newton Common/Llangarron.

The entrance driveway to the barn conversion is situated on the right hand side of the road after about half a mile.

GRID REFERENCE NUMBER

S0501 182.

POST CODE

NP25 5RN.





TENURE

The property is freehold and offered with vacant possession upon completion.

BASIC PAYMENT SCHEME

The farm is registered for Basic Payment Scheme. No Entitlements are included in the sale, however available by separate negotiation.

SERVICES

Water: Mains water is connected to the property.
Electricity: Mains electricity is connected to the property.
Drainage: Private drainage system.
Central Heating: Oil fired central heating system.
Additional Air Heat Exchange system.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

LOCAL AUTHORITY

Herefordshire County Council,
Plough Lane, Hereford HR4 0LE. Tel: 01432 260000.

SPORTING RIGHTS

The Sporting Rights are included in the sale.

RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey Promap Series. The purchasers shall be deemed to have satisfied themselves as to the boundaries the area of the land. Any error or mis-statement shall not annul the sale or entitle any party to compensation whatsoever.

VENDORS SOLICITORS

HCR Legal LLP, Thorpe House, 29 Broad Street, Hereford, HR4 9AR. Tel: 01432 349667. (Attn Fern James)

VIEWING

Viewing is by appointment with the agents – RG and RB Williams.
Tel: 01989 567233.

MODE OF SALE

The property is offered for sale by private treaty.

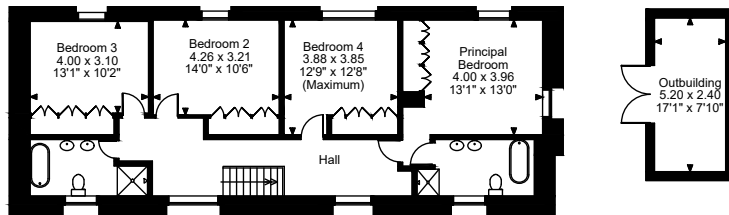
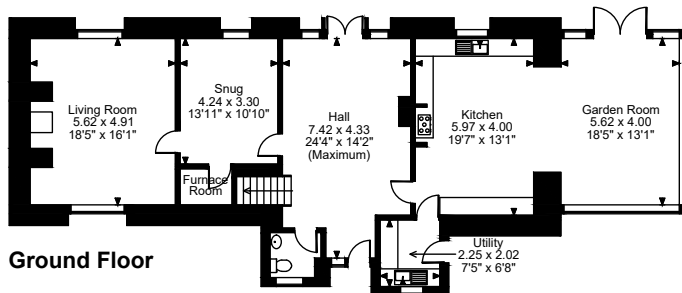
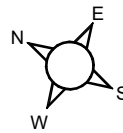
Upper Newton Farm, Welsh Newton, Monmouth

Approximate Gross Internal Area

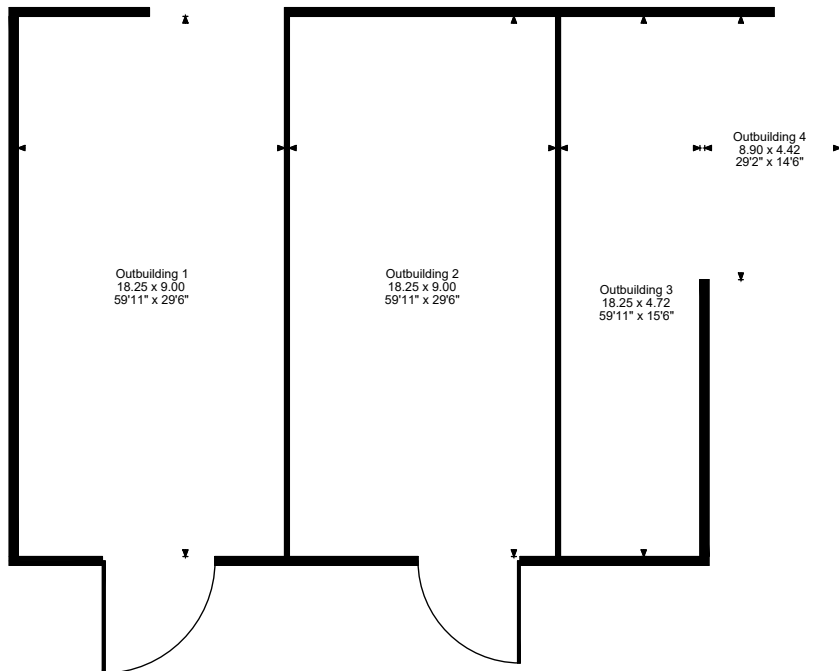
Main House = 2563 Sq Ft/238 Sq M

Outbuilding = 5114 Sq Ft/475 Sq M

Total = 7677 Sq Ft/713 Sq M



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8682361/MPE

PARTICULARS OF SALE

THE RESIDENCE

Upper Newton Farm is an attractive, thoughtfully designed barn conversion, sympathetically renovated in 2023. It is approached over a private entrance drive leading off an unclassified council road. The property occupies an unspoilt rural location, with outstanding views across Monmouthshire and Herefordshire. The property is constructed of stone elevations under a slate roof. The property boasts comfort, quality and energy efficient living.

ON THE GROUND FLOOR

Entrance Hall: casement door to patio.

Utility: utility services with a range of units.

Cloakroom: with low level w.c, pedestal wash hand basin.

Kitchen: fitted kitchen units, Everhot Range, centre island. Leading to:

Conservatory: open plan dining area with casement door to patio. Panoramic views of South Herefordshire and Monmouthshire.

Living Room: with woodburning stove, exposed beams.

ON THE FIRST FLOOR

Landing:

Bedroom No. 1: with fitted wardrobes and panel radiator; ensuite Bathroom.

Bedroom No. 2: with fitted wardrobes and panelled radiator.

Bedroom No. 3: with fitted wardrobes and panelled radiator.

Bedroom No. 4: with panelled radiator.

Bathroom: with low level w.c; pedestal wash hand basin; panelled bath with shower unit and panelled radiator

GARDEN GROUNDS

The property is contained within attractive grounds which principally comprise landscaped lawns with two attractive lakes.

THE FARM BUILDINGS

The farm buildings have direct frontage onto an unclassified council highway with separate access. The buildings do not impose on the homestead, however within walking distance of the dwelling house.

The buildings comprise:

Four bay steel portal frame **covered Cattle Yard** with concrete block and profile sheet elevations under a fibrous cement roof.

Four bay sheet portal frame **covered Cattle Yard** with concrete block and profile sheet elevations under a fibrous cement roof.

Four bay steel portal frame and wooden pole **covered Yard** under a corrugated iron roof.

Two bay wooden pole **lean to** under a corrugated iron roof.

The farm buildings are in a well maintained and serviceable condition with the option for agriculture or equestrian uses or light industrial uses (subject to planning consent).

A mains water supply and mains electricity supply services the farm buildings.

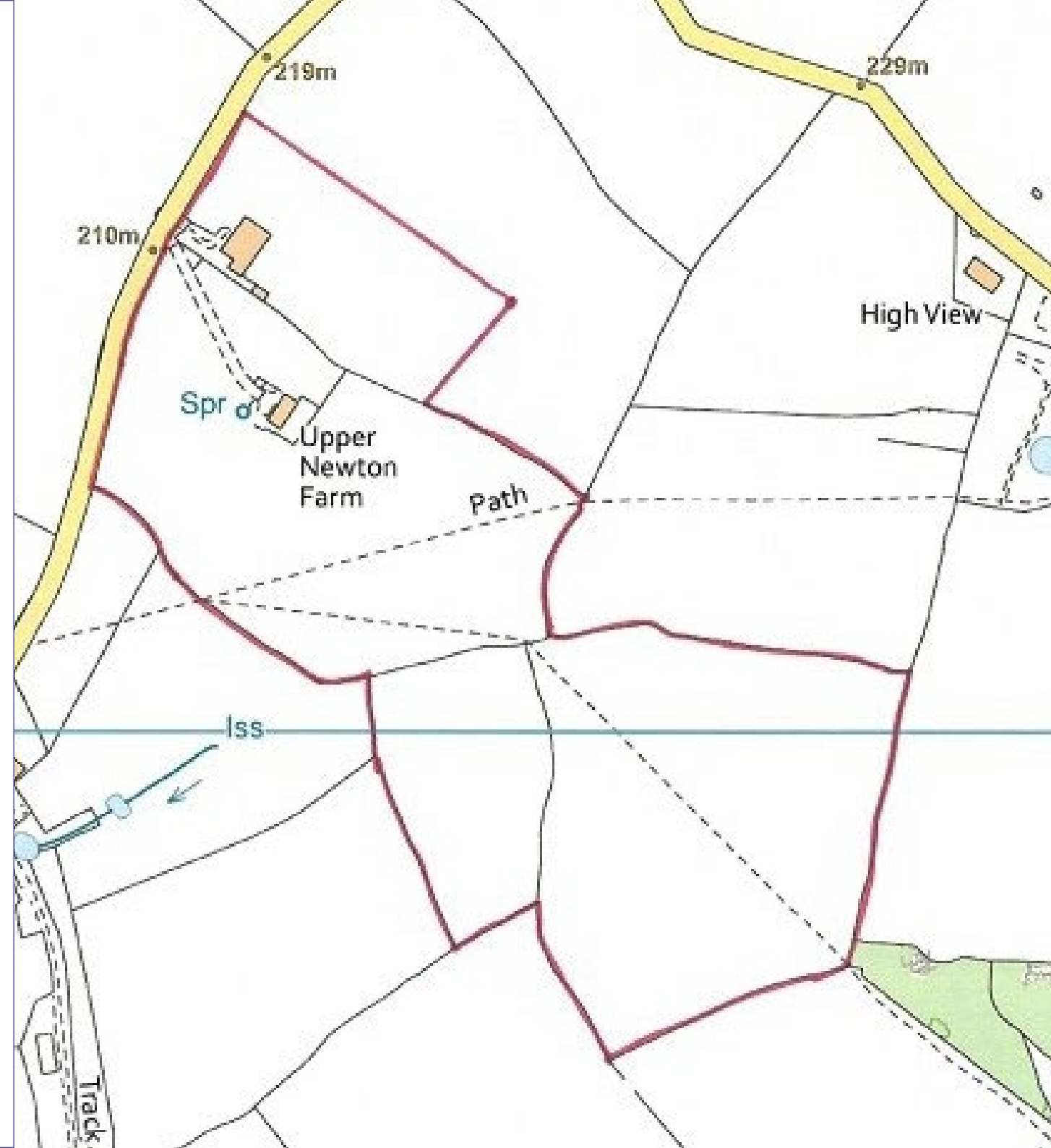
THE LAND

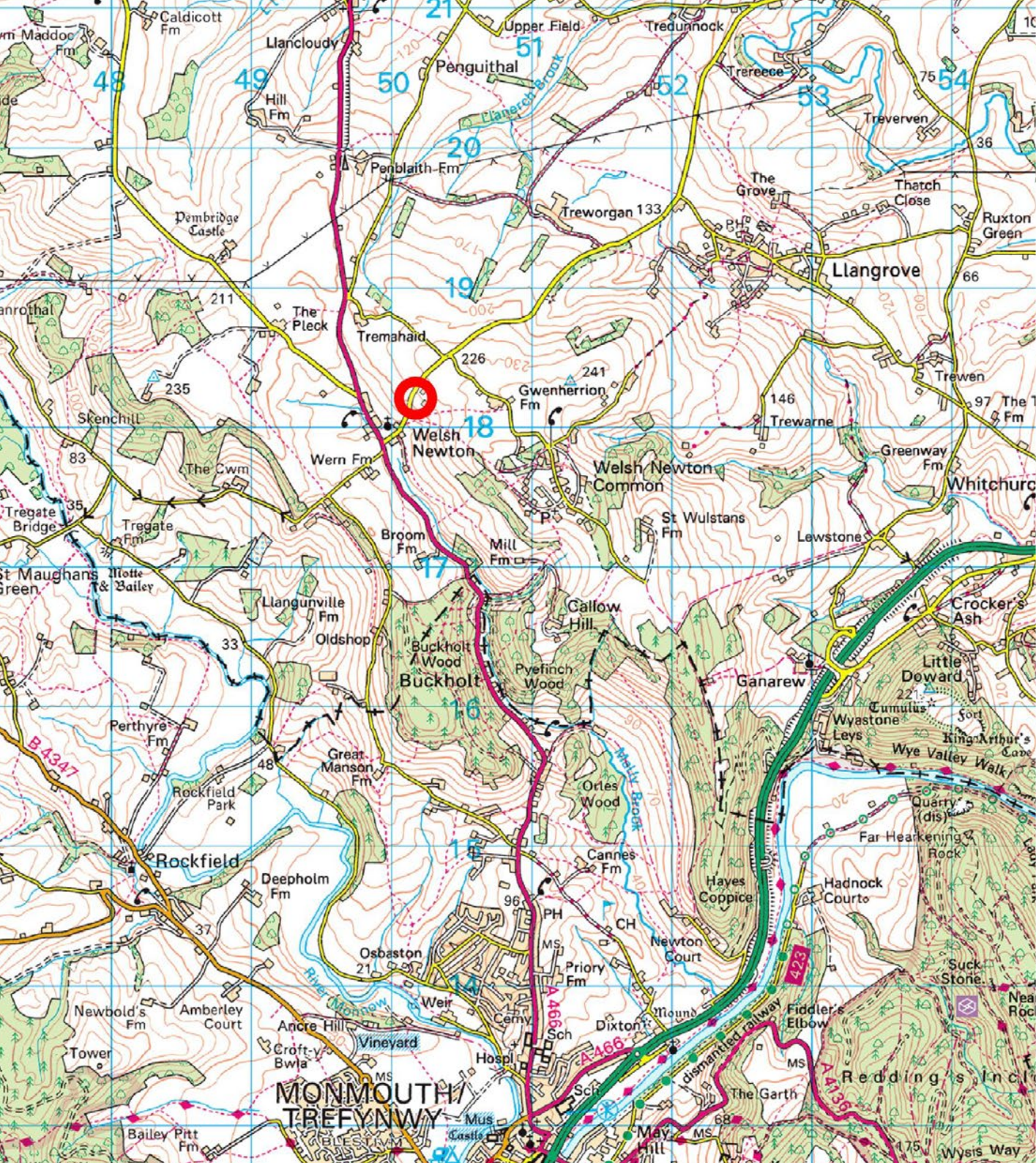
The land is contained within a ring fence surrounding the homestead and buildings. It principally comprises of an area of grassland extending in all to some 26.23 acres.

The land is both level and undulating and is suitable for a wide range of combinable and root crop rotations being of a medium sand clay loam.

There are water troughs in all enclosures serviced by a mains water supply.

The fences, gates, hedges and ditches have been well maintained and are in good condition.





SCHEDULE - LAND PARCELS

Parcel ID	Total Area (Ha)	Eligible Covers
SO 5017 3296	1.28	Arable Land
SO 5017 4696	3.93	Arable Land
SO 5018 1831	0.32	Arable Land
SO 5018 2021	0.29	Permanent grass-land
SO 5018 2312	3.67	Arable Land Permanent Grassland
SO 5018 2425	0.91	Arable Land
Buildings, Homestead, Garden & Driveway	0.2165	Building, Homestead, Garden, Driveway
	10.6165 Hectares 26.23 Acres	



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**Ross Auction Centre, Netherton Road,
Ross on Wye, Herefordshire.**

Tel: +44 (01989) 567233

Email: info@rgandrwilliams.co.uk

Website: www.rogandrwilliams.co.uk

Important Notice

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.