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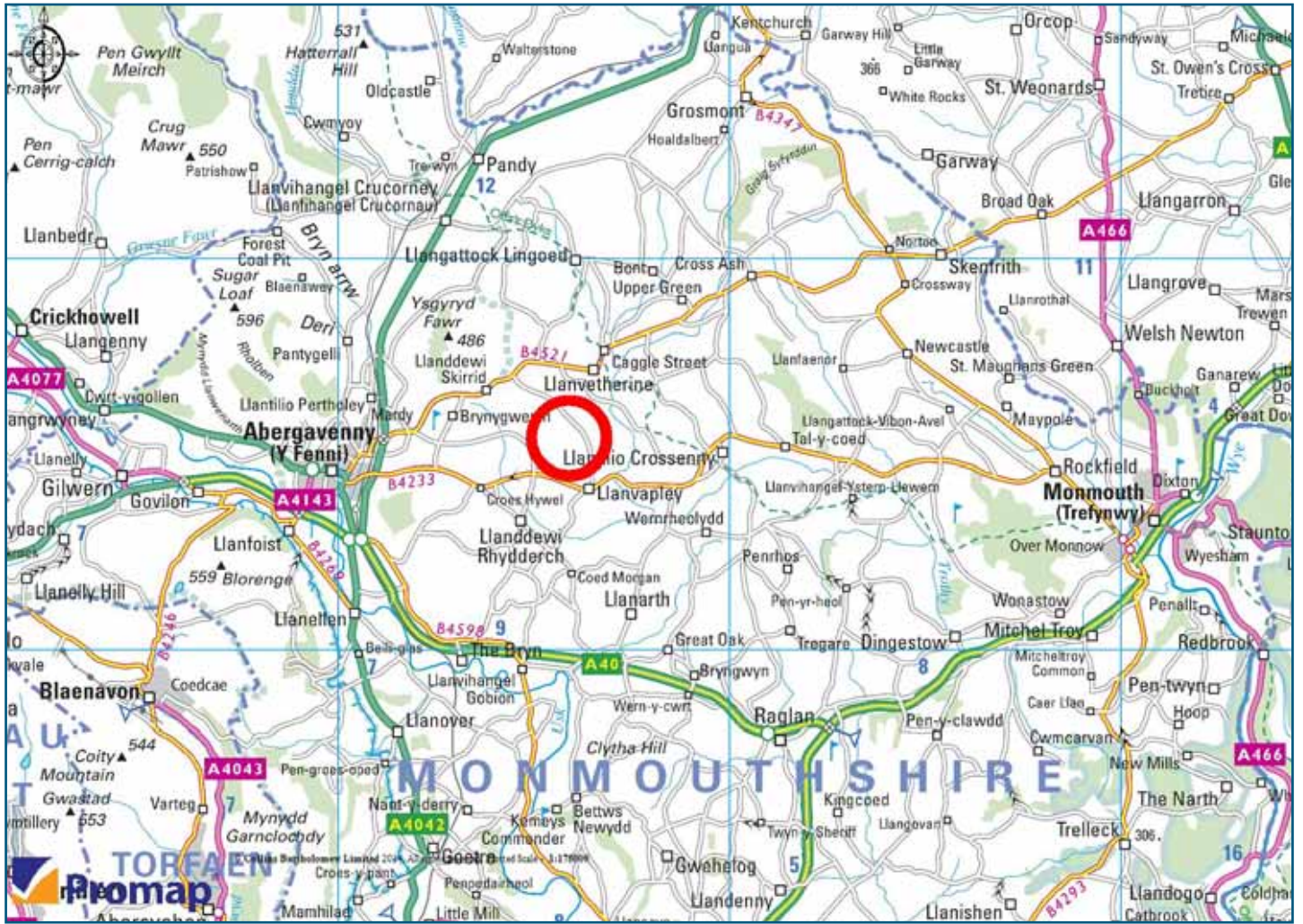


Chapel Farm, Llanvapley, Abergavenny, Monmouthshire

A handsome residential and productive agricultural property in the heart of Monmouthshire

About 101 acres in 3 lots

For Sale by Public Auction



By direction of
the Executors of Mr Bryan J Jones

Chapel Farm, Firs Road, Llanvapley, Abergavenny, Monmouthshire, NP7 8SW

Abergavenny 5 miles • Monmouth 10 miles (distances approximate)

Chapel Farm is a productive mixed pasture and arable farm situated in the heart of rural Monmouthshire with a handsome farmhouse, a range of principally modern farm buildings and about 101.15 acres of land in all.

The property is surrounded by stunning scenery with the Skirrid, Sugar Loaf and Bloreng mountains overlooking the farm.

There are many country leisure pursuits at hand – riding along the quiet lanes and bridleways, hunting with the Monmouthshire and racing at Chepstow. Nearby are the Offa's Dyke footpath and the rivers Usk and Wye for fishing.

The village of Llanvapley alongside the B4233 is only ½ mile away. The popular market town of Abergavenny and renowned for its annual Food Festival is within 5 miles. Both Abergavenny and Monmouth which is 10 miles away have Waitrose supermarkets. A diverse range of shopping, primary and secondary schooling, health, cultural and leisure facilities are available at these market towns and surrounding villages. Also at Monmouth private schooling for boys and girls is provided by the Haberdashers.

The property is well positioned for commuters with the national road and rail network close at hand.

The rich scenery, the high quality of life and the excellent transport links explains the enormous popularity of this corner of Wales near to the English border.

The property is being offered for sale in three lots.

Lot 1 – Farmhouse, Buildings and about 50.63 acres (outlined red)



The Farmhouse

A delightful 4 bedroom farmhouse of character substantially and predominately built of stone with rendered elevations under a tiled roof. The property has been modernised with double glazing and oil fired central heating installed, but would benefit from some further updating. There is considerable scope to convert the attic into additional bedrooms.

The present accommodation comprises

Downstairs

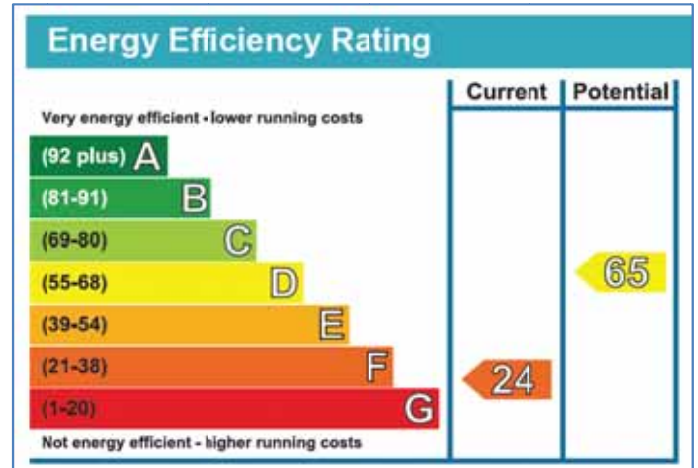
Entrance Hall/ Utility
Kitchen
Sitting Room
Inner Hallway with understairs cupboard
2nd Sitting Room/ Dining Room
Under the Stairs Cupboard

Upstairs

Master Bedroom with ensuite shower
Bedroom 2
Bedroom 3
Bedroom 4
Family Bathroom with bath

Attic

2 large rooms



Gardens and Outbuildings

In front of the farmhouse is a well maintained garden laid to lawns and flower beds with a number of mature trees and shrubs.



Alongside the garden is a redundant swimming pool (requires relining) and changing room with shower. Adjoining is a store room with toilet and store area beneath.

On the other side of the farmhouse is a garage.

Services

Mains water and electricity are connected to the farmhouse and buildings. Domestic drainage is to a private septic tank disposal system. The farmhouse has oil central heating.

Farm Buildings

The good range of farm buildings are to the rear and side of the farmhouse and are suitable for a variety of uses.

Most are of modern portal frame construction with concrete floors.

Old Granary - about 21ft x 18ft of traditional stone construction on two floors.

Two Adjoining Former Cattle Sheds – about 60ft x 40ft overall.

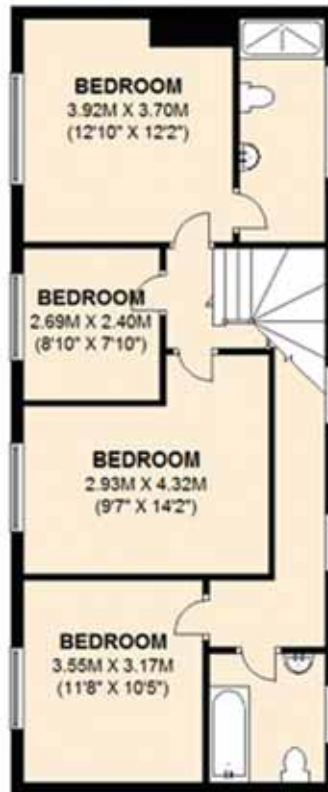
GROUND FLOOR

APPROX. 91.2 SQ. METRES (981.5 SQ. FEET)



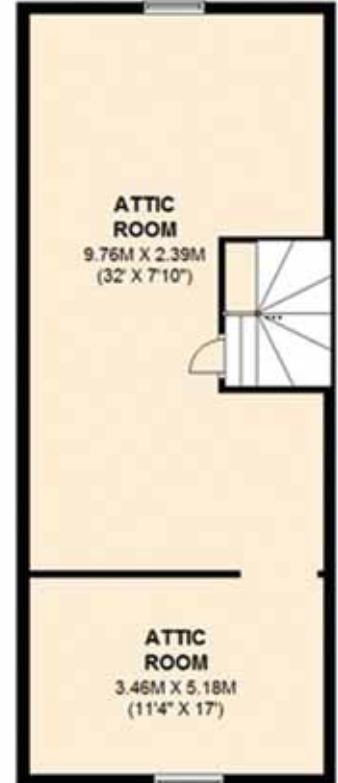
FIRST FLOOR

APPROX. 71.0 SQ. METRES (763.8 SQ. FEET)



SECOND FLOOR

APPROX. 41.7 SQ. METRES (448.5 SQ. FEET)



TOTAL AREA: APPROX. 203.8 SQ. METRES (2193.8 SQ. FEET)



Former Dairy - about 50ft x 40ft overall including adjoining lean-to recently used in part for garaging.

4 bay Machinery Shed – about 60ft x 20ft.

10 bay Grain Store – about 150ft x 45ft.

Two Adjoining Silage Clamps – about 100ft x 50ft overall

The Land

Surrounding the farmhouse and buildings is a productive block of arable and pastureland in 3 fields which gently slopes away to the Llanymynach brook at the bottom.

The whole area amounts to about 50.63 acres.

Field No	Use	Acres	Hectares
2195	Pasture	17.17	6.95
3980	Pasture	15.47	6.26
2719	Arable	16.33	6.61
	House, Garden, Yard and Buildings	1.66	0.67
	TOTAL (est)	50.63	20.49

Lot 2 – About 28.41 acres (outlined green)



A good block of arable land in two fields amounting to about 28.41 acres with access off Firs Road. This area of land also runs down to the Llanymynach brook and adjoins Lot 1.

Field No	Use	Acres	Hectares
0948	Pasture	13.02	5.27
0626	Arable	15.39	6.23
	TOTAL (est)	28.41	11.50

Lot 3 – About 22.11 acres (outlined orange)



A predominantly level block of arable land in two fields amounting to about 22.11 acres opposite Lot 1 with access from Firs Road.

Field No	Use	Acres	Hectares
7008	Arable	12.60	5.10
5590	Arable	9.51	3.85
	TOTAL (est)	22.11	8.95

Access

Chapel Farm is situated alongside Firs Road. Most fields have roadside frontage enabling easy access for livestock, machinery and management.

Holding Number

60/113/0050

Single Farm Payments

The following Welsh standard entitlements are included in the sale price of each lot. Further details of the entitlements are available from the agents.

Lot 1 – 18.91 hectares

Lot 2 – 11.50 hectares

Lot 3 - 8.95 hectares

Ingoing Valuation

There will be no ingoing valuation payable and no counterclaim for dilapidations, deductions or set-off.

Fixtures and Fitting

Only those mentioned in these sale particulars are included in the sale. All others, such as curtains, light fittings, garden ornaments, etc., are specifically excluded but may be available by separate negotiation. Further details relating to this matter are available from the agents.

Sporting Rights

The sporting rights over the property are in hand and are included in the sale.

Timber

All growing and felled timber on the holding at the date of completion is included.

Services

Lot 1 has mains water and electricity connected. Domestic drainage is to a private septic tank waste disposal system. Oil central heating.

Outgoings

Council Tax Band H – Amount payable £2430.52 (2013-2014)

Local Authorities and Service Providers

Monmouthshire County Council: 01633 644 644

Welsh Water: 0800 052 0415

Electricity: 0845 6013341 (Western Power Distribution)

Town and Country Planning

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come into force and also subject to any statutory permission or byelaws without any obligation on the part of the vendor to specify them.

- The farmhouse and buildings are not listed.
- The property is not in a Nitrate Vulnerable Zone (NVZ)
- The property is not currently subject to any environmental schemes.
- There are public footpaths that cross lots 1 and 2.

Rights and Easements

The property is sold subject to and with benefits of all rights, including rights of way (whether public or private), light, support, drainage, water and electricity supplies; and other rights and obligations, easements, quasi-easements and restricted covenants; and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water or gas or other pipelines whether mentioned in these particulars or not.

Boundaries

Prospective purchasers shall be deemed (the property being available for inspection) to have full knowledge of the boundaries and neither the vendors nor agents will be responsible for defining the boundaries and ownership thereof. Purchasers will be responsible for making good and/or erecting and thereafter maintaining stockproof boundaries of their respective lots.

Sale Plans, Areas and Schedules

These have been prepared for guidance only and no guarantee or warranty as to their accuracy is given or implied. The position of grid references have been moved for convenience. The scale is only approximate. The areas, field numbers and schedules are based on Ordnance Survey and the Rural Land Register details and are for reference purposes only. Prospective purchasers shall be deemed to have satisfied themselves as to the description of the property, and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given. In particular, no objection shall be taken by the purchaser to any variation in areas on the deeds.

Important Notice

Gwilym Richards & Co Ltd give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared as a general outline for the guidance of prospective buyers only. They are intended to give a fair and overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information and descriptions contained herein (whether in the text, plans or photographs), is given in good faith as an opinion but should not be relied upon as being statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. Any areas, measurements or distances referred to herein approximate only.
4. The photographs appearing in these particulars show only a certain aspect and part of the property when taken. Certain aspects may have changed since the photographs were taken and it should not be presumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property that are not shown in the photograph.
5. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.

6. The information given herein in these particulars is given without responsibility on the parts of Gwilym Richards & Co Ltd or their clients. These particulars do not form any part of an offer or contract. Neither Gwilym Richards & Co Ltd nor their employees have any authority to make or give any representation or warranties of whatever nature in relation to this property.
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8. No liability is accepted for any expenses incurred where property may have been sold, let or withdrawn.
9. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of HMSO. Crown Copyright. All rights reserved. Licence No 100003759.
10. Plans are not scale and are for identification purposes only.

Tenure and Possession

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

Method of Sale

The property will be offered for sale by public auction (unless previously sold) at The Angel Hotel, Cross Street, Abergavenny, Monmouthshire, NP7 5EN, on TUESDAY 18th MARCH 2014 at 6.30pm prompt.

These particulars are issued solely on the understanding that all negotiations are conducted through the agents Gwilym Richards & Co Ltd.

Conditions of Sale

The Conditions of Sale will be deposited at the offices of the agents and vendor's solicitor, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read out at the sale and any purchaser will be deemed to have knowledge of such Conditions of Sale, whether inspected or not, and will bid on this understanding. In the event of any variance between these Particulars and the Conditions of Sale, the latter shall apply.

Vendor's Solicitor

Thrings, 2 Queen Square, Bath, BA1 2HQ. Tel: 01225 340070
(Ref: Mr Neil Barbour)

Lotting

The agents reserve the right to vary the order of sale of lots or to amalgamate lots.

Reserve

The property is subject to a reserve price and the vendor or their agent shall be entitled to bid up to the reserve.

Money Laundering Regulations

Prospective purchasers who attend the auction intending to bid should bring adequate identification with them to prove their identity within the terms of the Money Laundering Regulations. Examples of appropriate identification include a passport/driving licence and a recent household utility bill.

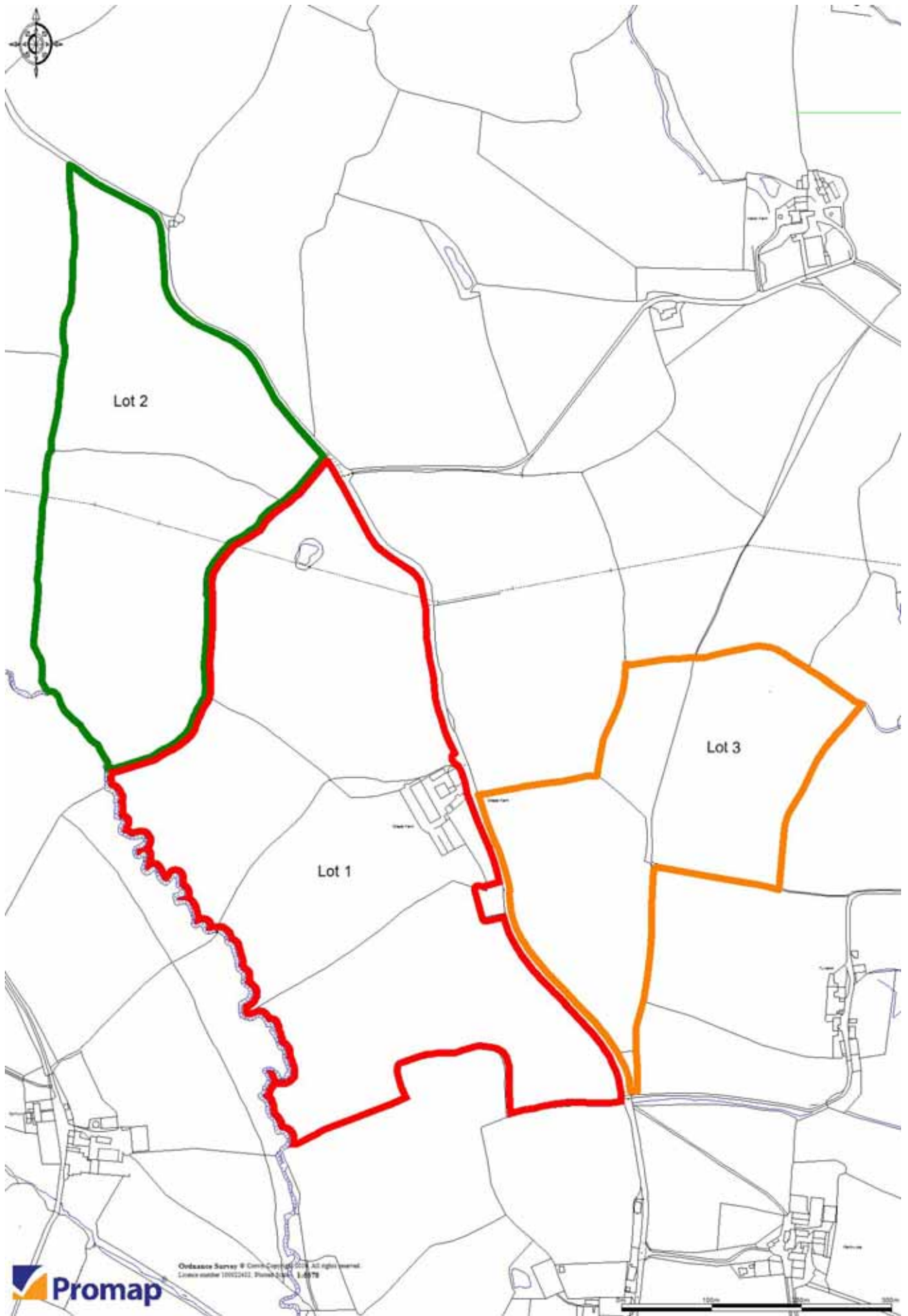
Viewing

By prior appointment with the agents. Prospective purchasers should be aware that inspections are made entirely at their own risk and that neither the vendor nor their agent accepts liability.

Directions (Postcode NP7 8SW)

From Abergavenny take the B4233. Follow this road into Llanvapley and turn left onto Firs Road. After about ½ mile, Chapel Farm will be on the left.

Particulars dated January 2014.



Lot 2

Lot 1

Lot 3



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