



## Orchard Cottage, Newbolds Farm, Rockfield, Monmouth

- A country cottage for renovation and extension to a 4 bedroom dwelling

**For Sale by Private Treaty**

By direction of Mr G Long

## **Orchard Cottage, Newbolds Farm, Rockfield, Monmouth, Monmouthshire NP25 5SY**

Monmouth 2 miles • Chepstow 17 miles  
Hereford 20 miles • Bristol City Centre 34 miles  
Cardiff 39 miles  
(distances approximate)

Orchard Cottage is understood to be a former farm workers dwelling built in the Victorian period for Newbolds Farm. It lies within an orchard and is surrounded by farmland on all sides. The property is in need of complete refurbishment and has planning consent for rehabilitation and further extension.

It is just 2 miles from the border market town of Monmouth where the national road and motorway network is accessed via the A40 dual carriageway.

The town of Monmouth has quality food stores (Waitrose and M&S Simply Food), a diverse range of specialist shops, restaurants and pubs.

Schooling is of the highest standard (both state and private) and there are excellent recreational facilities including championship golf at The Rolls.

Monmouth is at the junction of the beautiful Wye and Monmouth valleys, and the Forest of Dean, Brecon Beacons and the Malvern Hills are not far away.

Chepstow and the Severn Bridge are about 17 miles away.

### **The Property**

Orchard Cottage is a detached red brick cottage under a mixture of slate and tiled roof. It is currently a two storey dwelling with a single storey lean-to attached. The property has not been inhabited for some 20 years and is in need of complete restoration.

### **Planning Permission**

Planning consent for the rehabilitation and extension of the cottage to provide a four bedroom dwelling was granted on 26 January 2010 by Monmouthshire County Council (reference DC/2009/00677).

The proposed accommodation includes on the ground floor: porch, living room, dining room, kitchen, utility room, master bedroom with en-suite; and on the first floor: landing, 3 bedrooms and a bathroom.

The property is not listed. It is also not subject to any agricultural occupancy restrictions.

### **Outside**

To the side of the property there is space for the parking of 3 cars. There is an area of garden to the front of the property and then an area of orchard to the rear.

The whole property extends to about 0.70 acres (coloured pink)

### **Access**

The property is to be accessed over a private track (shown in red) which is accessed off the main driveway (shown in green) to Newbolds Farm.

The purchaser will be responsible for installing the access track (shown in red) and maintaining thereafter. The vendor will retain rights to cross over this track where appropriate.

The vendor will fence off the access track with future ownership and maintenance passing to the purchaser.

### **Fixtures and Fittings**

Only those mentioned in these sales 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. The condition of the equipment is not guaranteed, and no warranty or serviceability can be given by the vendors.

### **Services**

Mains water and mains electricity are both available within or in close proximity to the site. The purchaser will be required to install a private drainage system to the satisfaction of the relevant authority. Easements will be granted where required for access to services. Prospective purchasers are advised to make their own enquiries regarding the availability and adequacy of the required services.

### **Local Authority and Service Providers**

Monmouthshire County Council: 01633 644644

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.

### **Rights of Way and Easements**

This property is sold subject to and with the benefit 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 restrictive covenants; and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water or gas or other pipelines whether referred to 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 or ownership thereof.

### **Sale Plan, 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 obligation 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. The 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.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by any way of statement of fact.
8. No liability is accepted for any expenses incurred where the 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.

Particulars August 2011. Photographs taken April 2011.

### **Tenure and Possession**

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

### **Mode of Sale**

The property will be offered for sale by private treaty.

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 auctioneers 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.

### **Vendors Solicitors**

Orme & Slade, Natwest Bank Chambers, The Homend, Ledbury, Herefordshire HR8 1NB  
Tel: 01531 632 226 (Lucy Yeomans)

### **Viewing**

By prior appointment with the vendor's 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 (NP25 5SY)**

From Monmouth take the B4233 signposted towards Rockfield. Continue past Rockfield Studios on the left and take the next driveway on the left to Newbolds Farm, before a row of cottages. Access to the property is through a gateway approximately 300 yards along the driveway on the left hand side.

