



Back Barn

Bradbury's Farm Lane, Crick Caldicot, NP26 5UW

A superb opportunity to acquire an extensive traditional stone/brick barn with planning consent for conversion to a four-bedroom residence.

- Superb location on the edge of the village of Crick •
- Detached traditional stone and brick barn • Planning consent for conversion •
- Concrete area providing useful base for an outbuilding (STP) • Good sized paddock •
- Extending in total to approximately 2.44 acres •



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An excellent, very accessible and unique development opportunity providing for the conversion of a detached traditional stone and brick L-shaped barn, with yard, existing concrete area suitable for an outbuilding and land located within the village of Crick, close to the town of Caldicot.

Back Barn is offered with planning consent for the conversion of the existing barn to form a four-bedroom character residence.

The barn and land offer a generous curtilage of approximately 2.44 acres, with concreted area, yard and paddock area set back from Bradbury's Farm Lane.

Caerwent – 1.1 mile
Caldicot – 2 miles
Chepstow – 3.7 miles
Newport – 10 miles
Bristol – 13 miles
Monmouth – 16 miles

Location & Situation

Back Barn enjoys a desirable accessible position within the village of Crick, accessed from the eastern side of Bradbury's Farm Lane which connects to Crick Road and the A48 to Chepstow, Newport, Magor and the M48 and M4. The property is within walking distance of the village of Caerwent which features a post office, Farm shop, fuelling station and The Coach and Horses Inn and Guest House, serving good food and with an extensive beer garden.

There are excellent connections to the main road network from the A48 with the thriving historic town of Chepstow being just 3.7 miles away with an abundance of amenities including a good range of primary and secondary schools, everyday services such as banks, post offices and grocery stores, three distinct shopping areas and a good selection of restaurants and bars. The town also features the picturesque Chepstow Castle dating back to the 11th century as well as Chepstow Racecourse, a thoroughbred horse racing course and home to the Welsh Grand National.

The cities of Newport and Bristol are just 10 miles and 13 miles away respectively, both boasting excellent schools, universities, shopping and business districts offering an extensive range of recreational and leisure facilities/clubs.



Description

The Land, and Barn are sold with the benefit of planning consent for conversion of the existing barn, to provide for an attractive semi-rural residence, once development is completed.

The proposed accommodation comprises a utility room, storeroom, kitchen, open plan dining room/sitting room, family bathroom, and four double bedrooms with the principal bedroom with shower ensuite. The net internal floor area is proposed to extend to approximately 2690 sq. ft. (250 Sqm).

The property benefits from a spacious garden curtilage and parking area to the west of the barn with further proposed landscaped garden to the rear with patio area. Directly north-east of the barn is a 193 Sqm concrete base of an existing building that has since been removed, providing a useful hard standing with a range of potential uses (subject to obtaining the necessary planning consents). The land extends out to the east comprising an extensive level paddock of permanent pasture that could be subdivided further providing useful grazing for any purchaser with hobby farming or equestrian interests. In total the property extends to approximately 2.44 acres.

Access to the barn from Bradbury's Farm Lane is via a right of way over a short section of Third-Party owned track hatched in blue on the Sale Plan.

Planning Information

Planning consent has been achieved under Planning Application Number DC/201/00918 dated 13th August 2013 for change of use and convert into a dwelling property including a drive and on-site parking. Some work has been undertaken and signed off, ensuring planning is live.

A copy of the Planning Consent Decision Notice is available from Powells on request, or available for download on Monmouthshire County Council's Planning Application Search portal using the above planning application reference.



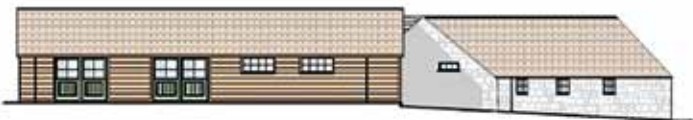
Elevations and Floorplan



Proposed West Elevation



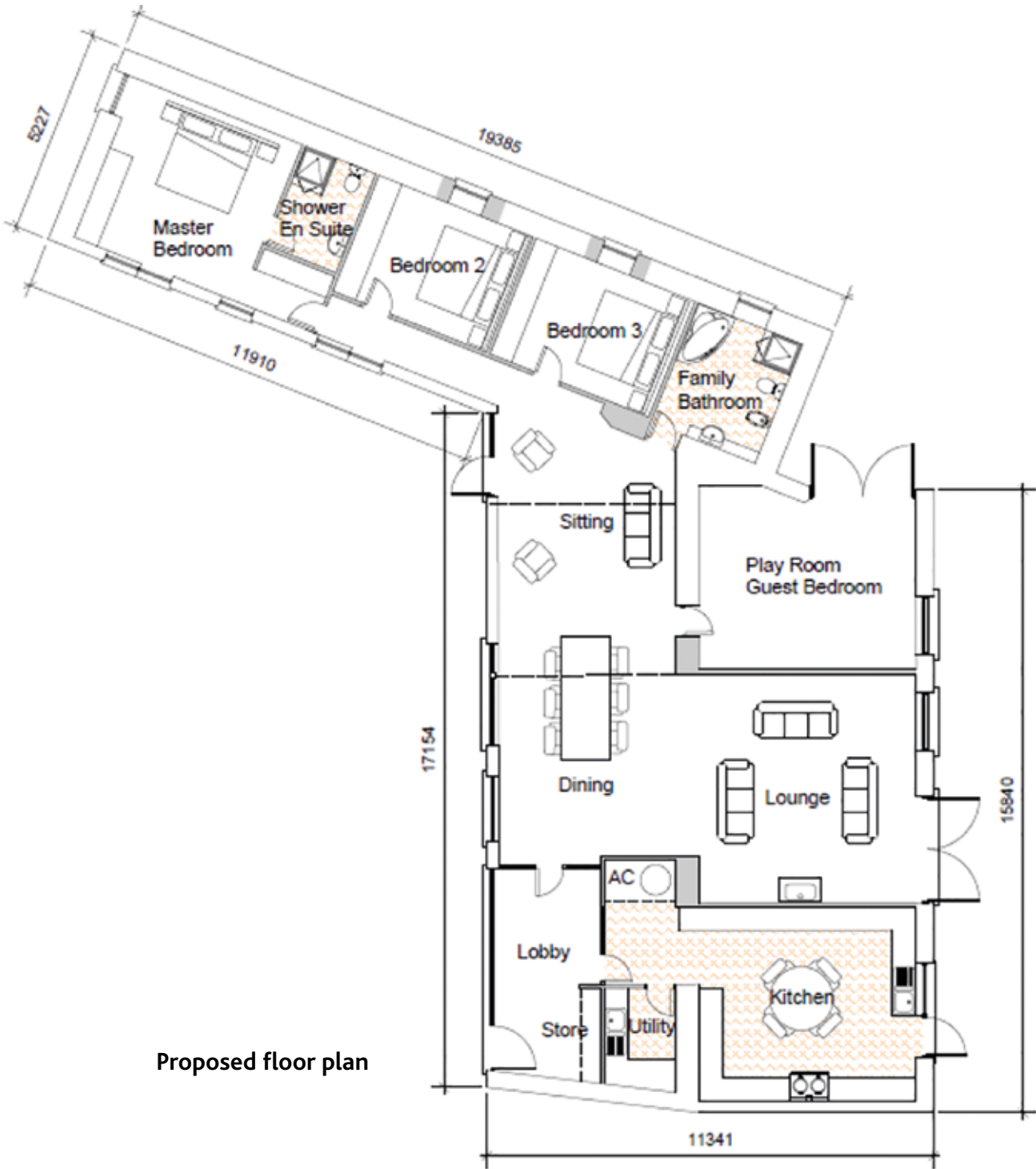
Proposed South Elevation



Proposed East Elevation



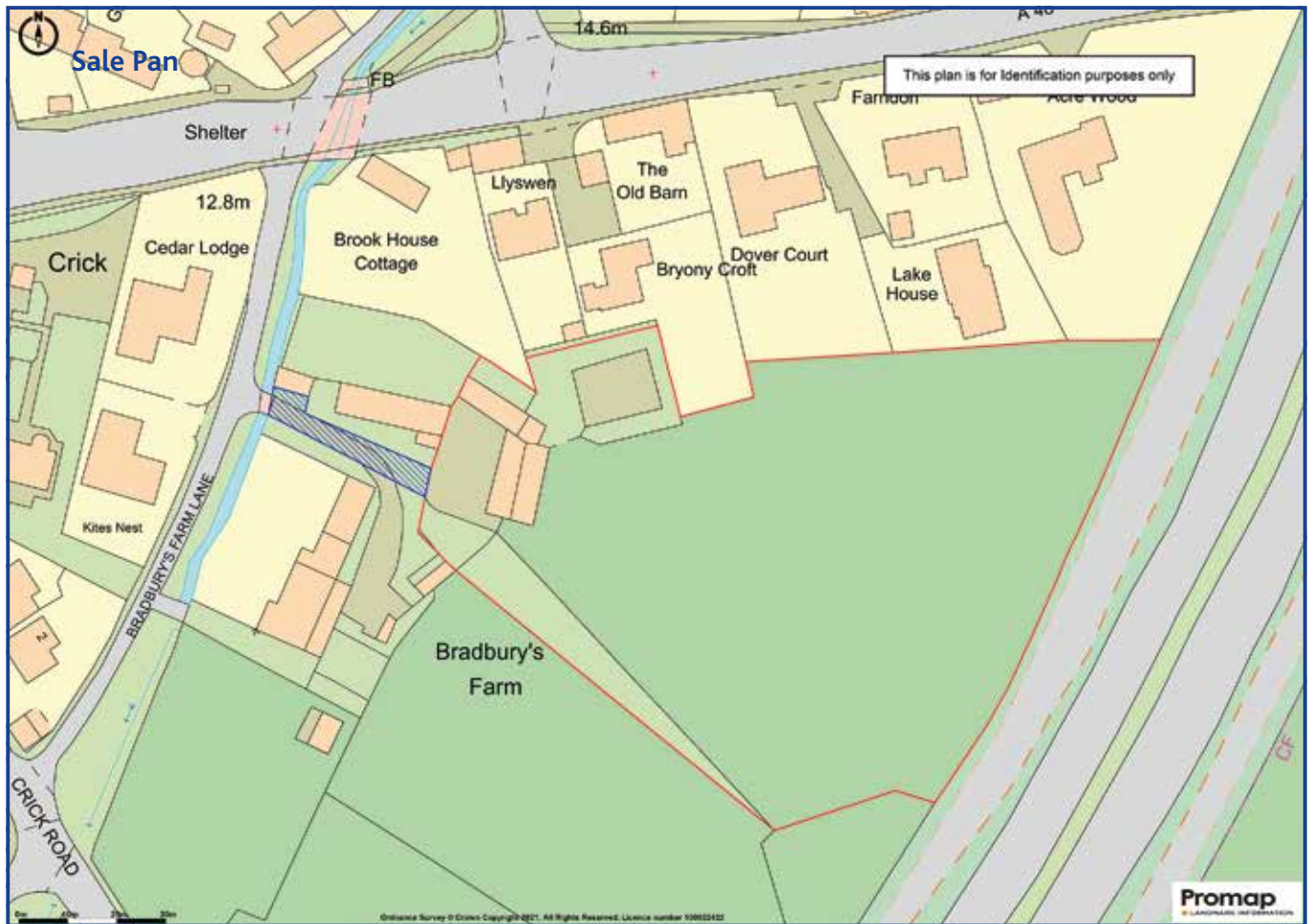
Proposed North Elevation



Proposed floor plan

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Services

Mains electricity is connected to site. The property is sold with an easement in place for a mains water connection. It is for any potential purchaser to make and rely upon their own enquiries in relation to the connection of all services/utilities.

Local Authority

Monmouthshire County Council 01633 644644.

Sale Method

Back Barn is available For Sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by any alternative sale method to conclude the sale process.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit, of any existing Wayleaves, Easements and Rights of Way. It is for any potential purchaser to make and rely upon their own enquiries in relation to any wayleaves or easements required. The property is accessed via a right

of way over a short section of Third-Party track connecting the barn to Bradbury's Farm Lane hatched in blue on the Sale Plan.

Viewings

Strictly by appointment with the selling agents.

Directions

From the A48 at Crick, turn onto Crick Road heading south for approximately 120 metres. Take the first left turn onto Bradbury's Farm Lane. The entrance gate leading to Back Barn will be the second property on the right-hand side. As you look at the gate Back Barn is the L-shaped barn and yard area set back directly in front of you.



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