



BUSHES FARMHOUSE

CHAPEL ROAD | EARLSWOOD | CHEPSTOW | MONMOUTHSHIRE



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BUSHES FARM OFFERS A UNIQUE RURAL DEVELOPMENT OPPORTUNITY FOR THE RESTORATION OF THE FORMER FARMHOUSE, OFFERED WITH 3.55 ACRES, AND BENEFITING FROM A STUNNING SITUATION AND POSITION OVERLOOKING THE RENOWNED WENTWOOD FOREST

Bushes Farm is extremely well located in South Monmouthshire, just outside the hamlet of Earlswood in a tranquil situation, and just over 7 miles west of Chepstow. The property is situated adjacent to a quiet country lane that easily connects to the B4245, Chepstow to Usk Road.

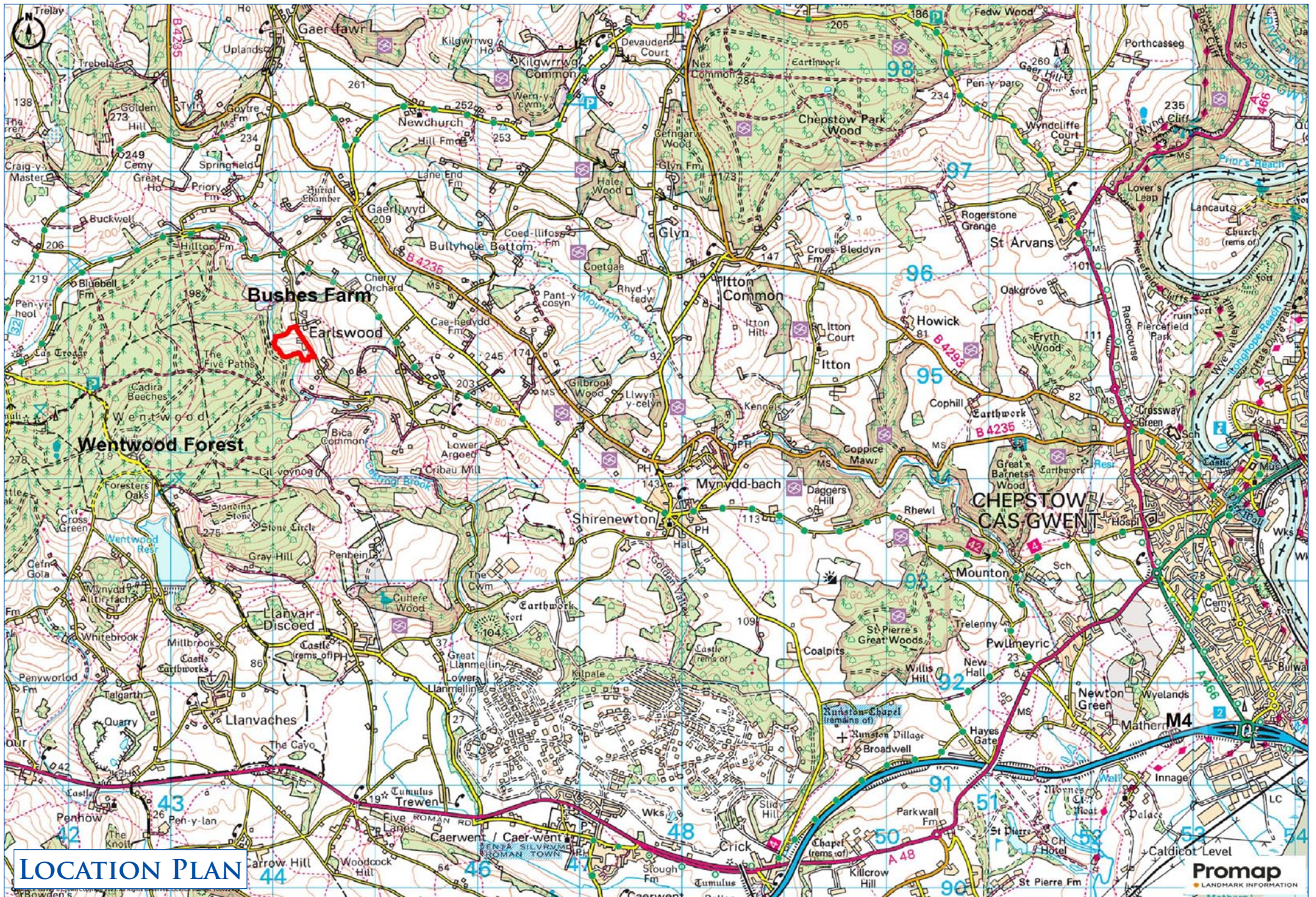
FOR SALE AS A WHOLE

- Superb location in South Monmouthshire close to the village of Shirenewton & Border Town of Chepstow •
- Good accessibility via A48 connecting directly to M4 (J. 24) & M48 (J.2) at Chepstow •
- Private position with far reaching views and access to Wentwood Forest •
 - Beautiful setting with woodland pockets, wildflower meadows and pasture paddocks with boundary to the Castrogi Brook •
- Planning consent for the rehabilitation of former farmhouse to a four-bedroom dwelling •
 - In all approximately 1.44 hectares (3.55 acres) •
 - Offered For Sale by Private Treaty •
- Earlswood Village Hall 1.8 miles • Shirenewton 3.0 miles •
- Chepstow 7.25 miles • Usk 7.25 miles • M48 (J.2) 9 miles •
- Newport/M4 (J.24) via A48 10 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

The rural hamlet of Earlswood, a short distance from Bushes Farm, is situated approximately 7 miles west of the Welsh Border town of Chepstow, only a couple of miles from the main village of Shirenewton. The settlement of Earlswood has a thriving village hall (www.earlswoodvillagehall.org.uk) which forms the epicentre of community engagement.

Shirenewton is a highly regarded village with basic amenities such as Public House, Recreation Ground, Church and Primary School (www.shirenewton.org). St Pierre Marriot Hotel and Country Club at Chepstow is located nearby, with the Celtic Manor Leisure Resort situated a little further away at Newport providing a extensive range of leisure and recreational facilities. Horse Racing, including jump & flat racing, along with music & leisure events also are hosted at the renowned Chepstow Racecourse.

Usk offers a beautiful riverside town, with the river being named after the town and the River Usk being arguably one of the jewels in the crown of Welsh river valleys. The town has a traditional shopping street with boutique shops, a range of hotels and restaurants, local Primary School, doctors surgery and vets and Usk Castle to explore.

Chepstow is a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain. Chepstow has both independent (St. John's on-the-Hill which is a co-educational day and boarding preparatory school with all year-round Day Nurseries) and state secondary education.

Bushes Farm benefits from a private and secluded situation & position adjacent to Chapel Road, a country lane that loops to the west of Earlswood. The property enjoys a tranquil setting and with stunning views over the adjoining Wentwood Forest, which is part of the largest block of ancient woodland within Wales with a recorded history spanning over 1000 years.

An abundance of tourism and recreational activities exist within Wentwood Forest and the wider region, especially the beautiful Wye & Usk Valleys, and slightly further afield the Brecon Beacons National Park located to the north of Abergavenny. Tintern Abbey along with impressive Castles, at Chepstow, Caldicot and Raglan provide historic jewels for visitors to the region.



BUSHES FARMHOUSE

Bushes Farmhouse has not been occupied for over 40 years and has fallen into a state of dis-repair. However, the principal elevations are still standing, providing evidence of the beautiful stone farmhouse that once occupied the site.

The farmhouse is served by its own independent access from Chapel Road. With a small paddock to the front and rear Bushes Farmhouse is situated in an exceptional spot and benefits from a south facing aspect.

Planning Permission has been secured for the rehabilitation of the farmhouse to a four-bedroom dwelling (Planning Reference DC/2018/00128) dated 16th August 2018. A subsequent planning consent (Planning Reference DM/2019/01781) dated 19th December 2019 was also secured discharging the requirement to pay a S.106 planning obligation for the payment of the commuted sum affordable housing charge on viability grounds. No S.106 payment is therefore payable.

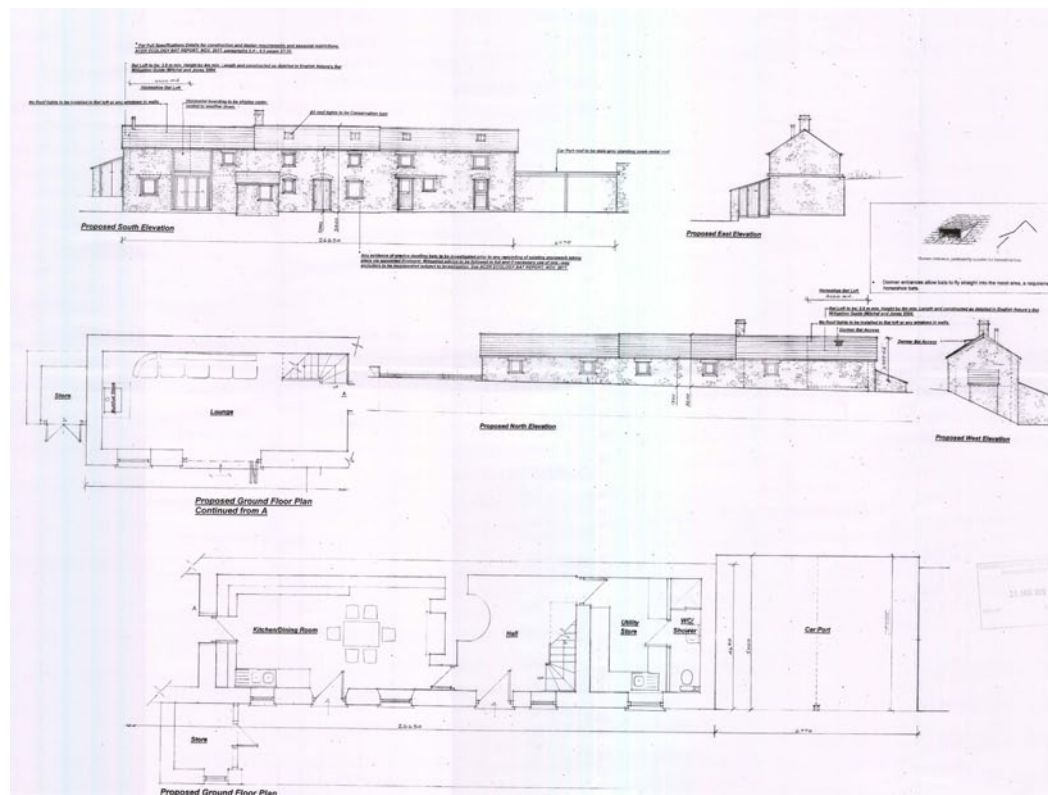
Bushes farmhouse provides for the rehabilitation of the former dwelling to create a stunning four-bedroom rural dwelling of unique traditional character, enjoying very special views. The proposed accommodation comprises of reception hall with adjoining utility room & enclosed cloakroom; open plan kitchen & dining room accessed from the reception hall, and a feature sitting room with staircase to first floor fourth bedroom with shower ensuite. The principal staircase from the reception hallway will serve three first floor bedrooms and a family bathroom. Several externally accessed store buildings are proposed along with a two-bay car port.

The farmhouse is offered with 3.55 acres (please refer to Sale Plan on rear cover).

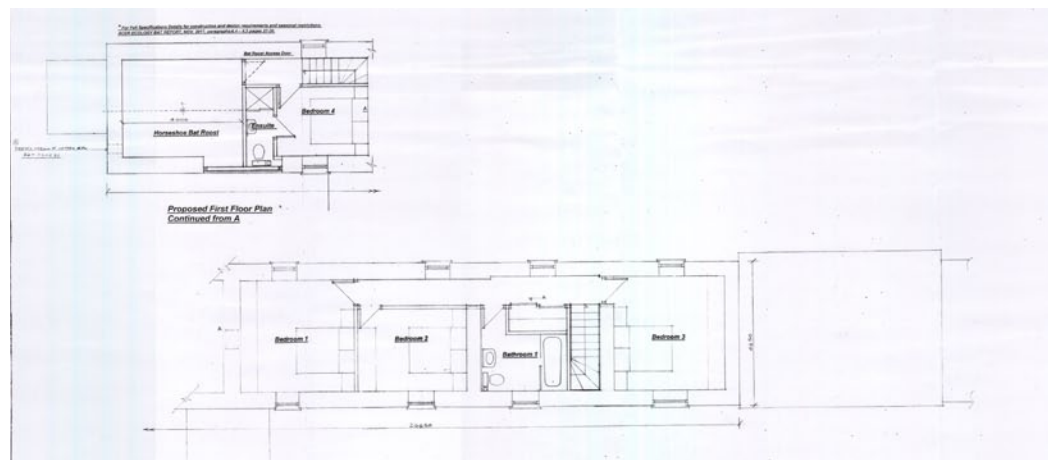


BUSHES FARMHOUSE PROPOSED ELEVATIONS & FLOORPLANS

PROPOSED ELEVATION PLANS



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR FLOORPLAN



KEY INFORMATION

Services: Mains water & electricity are believed to be available nearby. Interested parties should satisfy themselves upon the availability and connection of all services and utilities and rely upon their own enquiries.

Council Tax: Bushes Farmhouse is not currently registered for Council Tax.

Sale Method: Bushes Farm is available by Private Treaty.

Local Planning Authority: Monmouthshire County Council. Telephone: 01633 644 644.

VAT: It is understood that VAT will not be chargeable on the sale price.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements, public and private rights of way, and any other such rights, whether these are specifically referred to in these particulars or not.

A right of way will be retained over the initial part of Bushes Farmhouse drive for access to Bushes Bungalow & Bushes Barn.

Directions: From the Gaerllwyd crossroads on the B4235 enter the Earlswood Road (leading to Shirenewton) and immediately take the lane on the right in front of the telephone box & post box. Follow this lane a short distance and take the next lane on the left. Take the next lane immediately on the right which is Chapel Road. Follow Chapel Road for approximately 0.60 mile and Bushes Farm will be found on the right hand side.

Viewings: Strictly by appointment with the selling agents. As the property comprises of traditional buildings in a poor state of repair and condition, applicants viewing must exercise extreme care and not go near to any standing structures or enter any of the traditional buildings. Where possible access has been restricted by the vendors to the structures. All parties view at their own risk and no liability is accepted by the vendor or selling agents who have acted reasonably in seeking to clear around the structures, restrict access and ensure viewings are as safe as possible. The property is not suitable for children to accompany viewings.

Further Information: For further information please contact David Powell BSc (Hons) MSc MRICS FAAV, Edward Fletcher BSc (Hons) MSc MRICS FAAV or Lucy Phillips MNAEA on 01600 714140 or email enquiries@powellsrural.co.uk

Artists Impressions: The CGI/artists impressions of the built farmhouse are an interpretation of the granted planning permission and should not be relied upon for any other purpose.



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IMPORTANT NOTICE

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Particulars prepared February 2022