



BUSHES FARM

CHAPEL ROAD | EARLSWOOD | CHEPSTOW | MONMOUTHSHIRE







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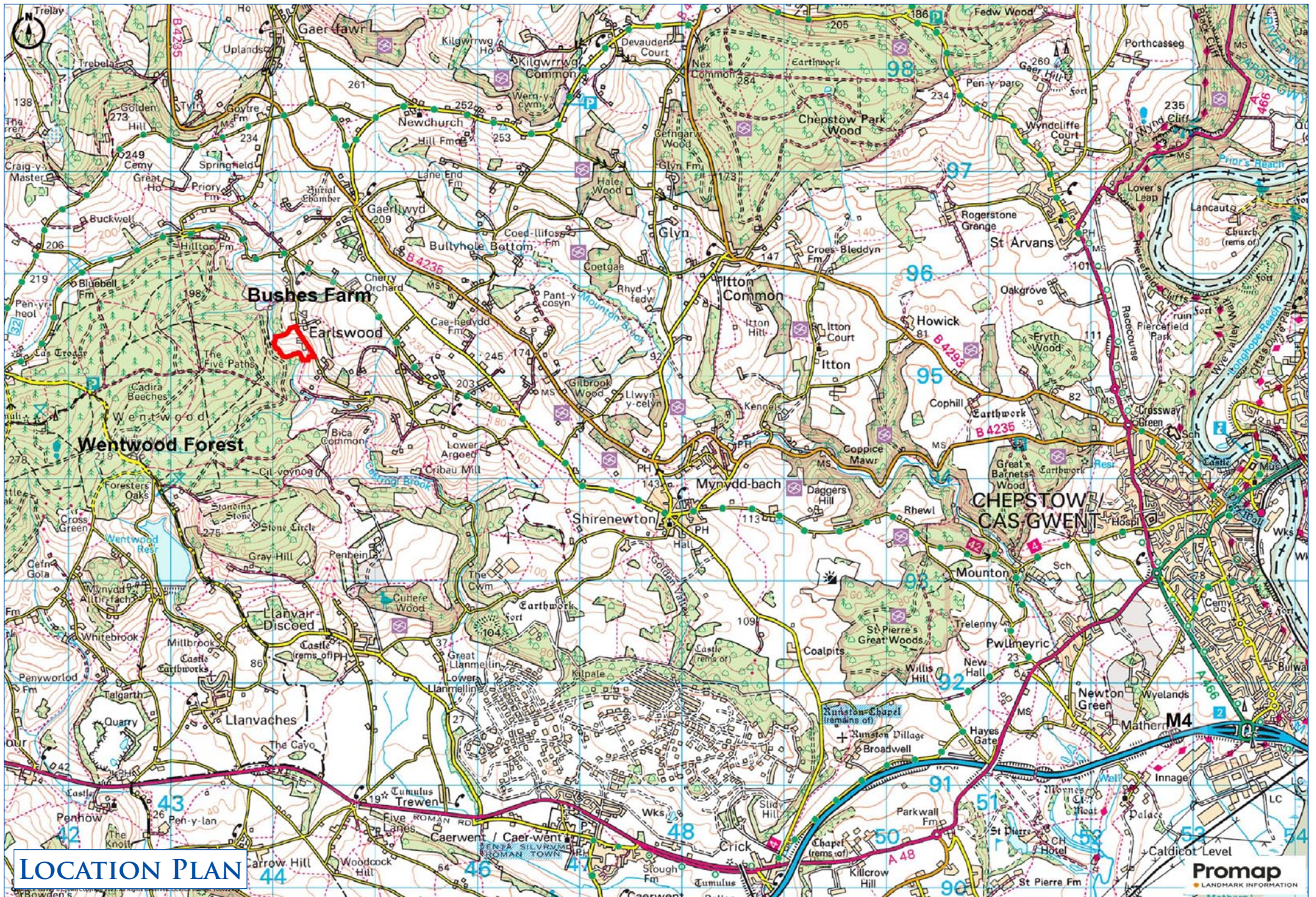
CHAPEL ROAD | EARLSWOOD | CHEPSTOW | NP16 6RH

BUSHES FARM OFFERS A UNIQUE RURAL DEVELOPMENT OPPORTUNITY FOR THE RESTORATION OF THE FORMER FARMHOUSE, CONVERSION OF A TRADITIONAL BARN ALONG WITH THE RENOVATION OF THE EXISTING THREE-BEDROOM BUNGALOW, ALL OF WHICH IS OFFERED WITH 6.65 ACRES, WITH UP TO 17 ACRES POTENTIALLY AVAILABLE, AND BENEFITING FROM A STUNNING SITUATION AND POSITION OVERLOOKING THE RENOWNED WENTWOOD FOREST

FOR SALE AS A WHOLE OR IN THREE LOTS
(further land available by negotiation)

- 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 Castrogri Brook •
- Planning consent for the rehabilitation of former farmhouse to a four-bedroom dwelling •
- Planning consent for conversion of single storey traditional barn to a two-bedroom dwelling with detached double garage •
- Three-bedroom bungalow requiring modernisation / refurbishment or potential for replacement dwelling (overage provision will apply) subject to modern Rural Enterprise Dwelling Occupancy Condition •
- In all approximately 2.69 hectares (6.65 acres) – further land available (Field 1 & Field 2) •
- 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. There is easy access via Chapel Road to the B4245 Chepstow to Usk Road. 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 currently stands in a dilapidated condition, however with the principal elevations still standing, and providing evidence of the beautiful stone farmhouse that was once occupied upon the site.

The farmhouse is served by its own independent access from Chapel Road. A paddock is lotted to run down to the Castrogi Brook. The land is gently sloping with 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.

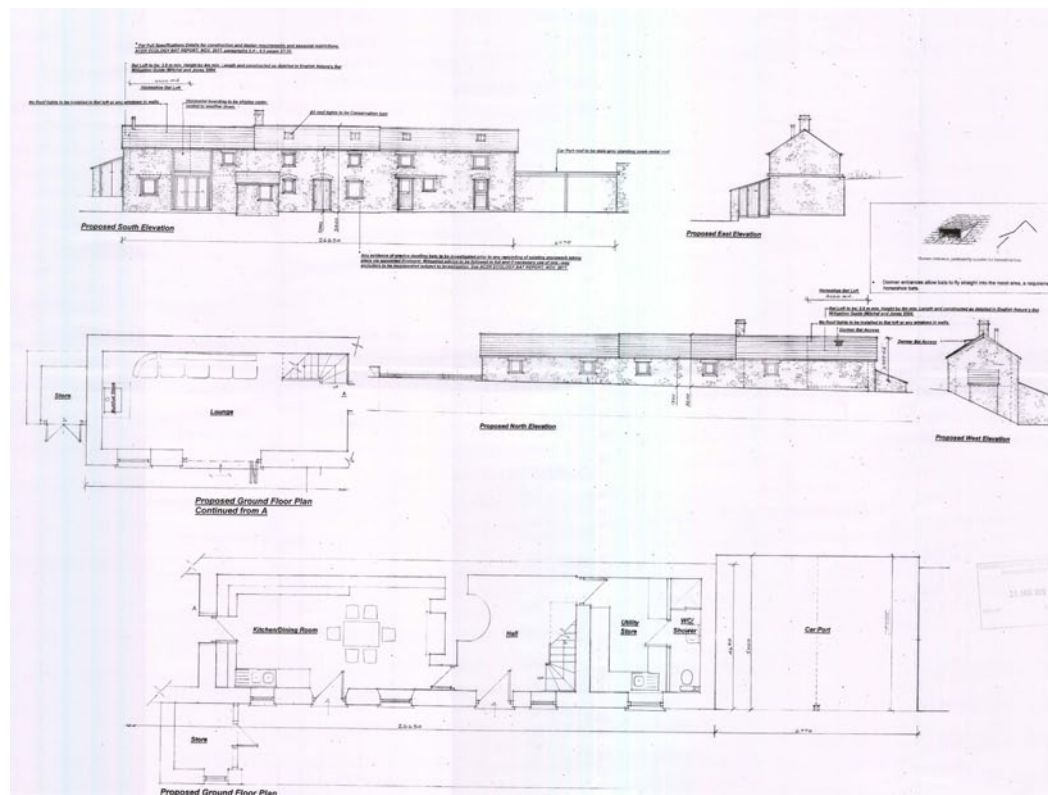
Bushes farmhouse provides for the rehabilitation of the former dwelling to create a stunning four-bedroom rural dwelling of unique traditional character, enjoying very special views. The proposed accommodation comprises of reception hall with adjoining utility room & enclosed cloakroom; open plan kitchen & 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 shown separately lotted as Lot 1 and offered with 2.29 acres (please refer to Sale Plan on rear cover). Further land is also available by separate negotiation shown hatched on the Sale Plan as Field 1 & Field 2.

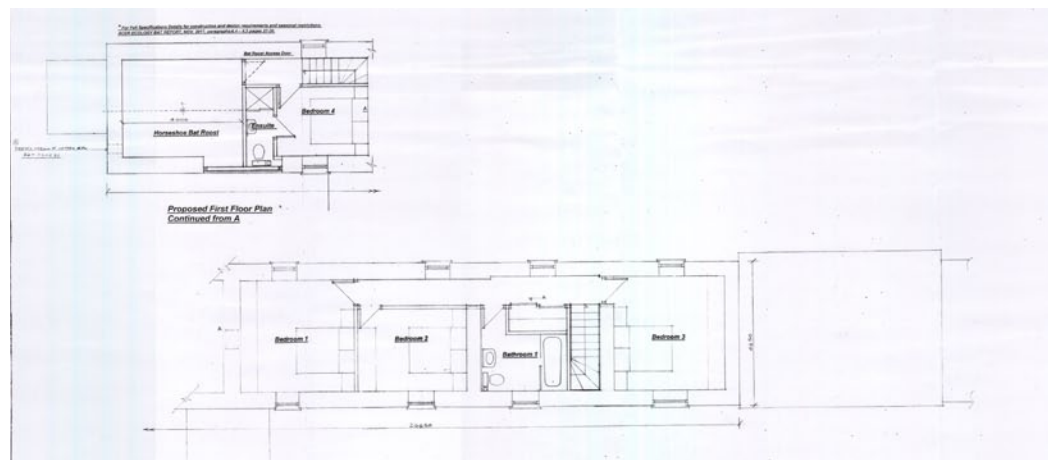


BUSHES FARMHOUSE PROPOSED ELEVATIONS & FLOORPLANS

PROPOSED ELEVATION PLANS



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR FLOORPLAN



BUSHES BUNGALOW

Bushes Bungalow comprises a detached three-bedroom bungalow situated centrally at Bushes Farm between the Farmhouse and Bushes Barn. The bungalow was constructed in the late 1970's with a pitched concrete tiled roof over rendered/reconstituted stone elevations. The bungalow has not been occupied in recent years and requires renovation and refurbishment.

The existing accommodation provides for an entrance hallway providing access to separate kitchen, dining, utility and sitting rooms along with three bedrooms and a bathroom. The existing accommodation is understood to extend to approximately 95.7 Sq.m (1,030 Sq.ft). There are stunning views across open countryside to Wentwood Forest.

The bungalow was subject to an Agricultural Occupancy Condition (AOC) upon planning originally being granted and this was amended recently under Planning Reference DM/2020/00881, to remove this planning condition and replace it with the modern Rural Enterprise (TAN 6) occupancy condition, permitting occupiers to be 'solely, or mainly working or last working on a rural enterprise in the locality'.

An Overage Clause will be included in the sale contract which will capture 30% uplift in value, for any future planning permission granted for a replacement dwelling or any extension that increases the existing sq. ft of accommodation, or if the Rural Enterprise Occupancy is removed. The Overage will run for a period of 35 years.



BUNGALOW FLOORPLAN





BUSHES BARN

Bushes Barn is an existing single storey stone structure situated to the south of the Bushes Bungalow. The barn benefits from planning permission (Planning Reference DM/2018/01222) for conversion to a two-bedroom dwelling and the construction of a new detached double garage. There is no S.106 affordable housing commuted sum payable in respect of this planning application.

The proposed accommodation comprises entrance hall with cloakroom along with kitchen & dining room, sitting room and two double bedrooms with a bathroom & shower ensuite respectively serving the bedrooms. The new detached double building is proposed to be finished with a natural slate roof & timber clad elevation, along with two external parking spaces within the overall landscaping plan.

The barn offers excellent potential to create a stunning rural barn conversion with beautiful views towards Wentwood Forest.

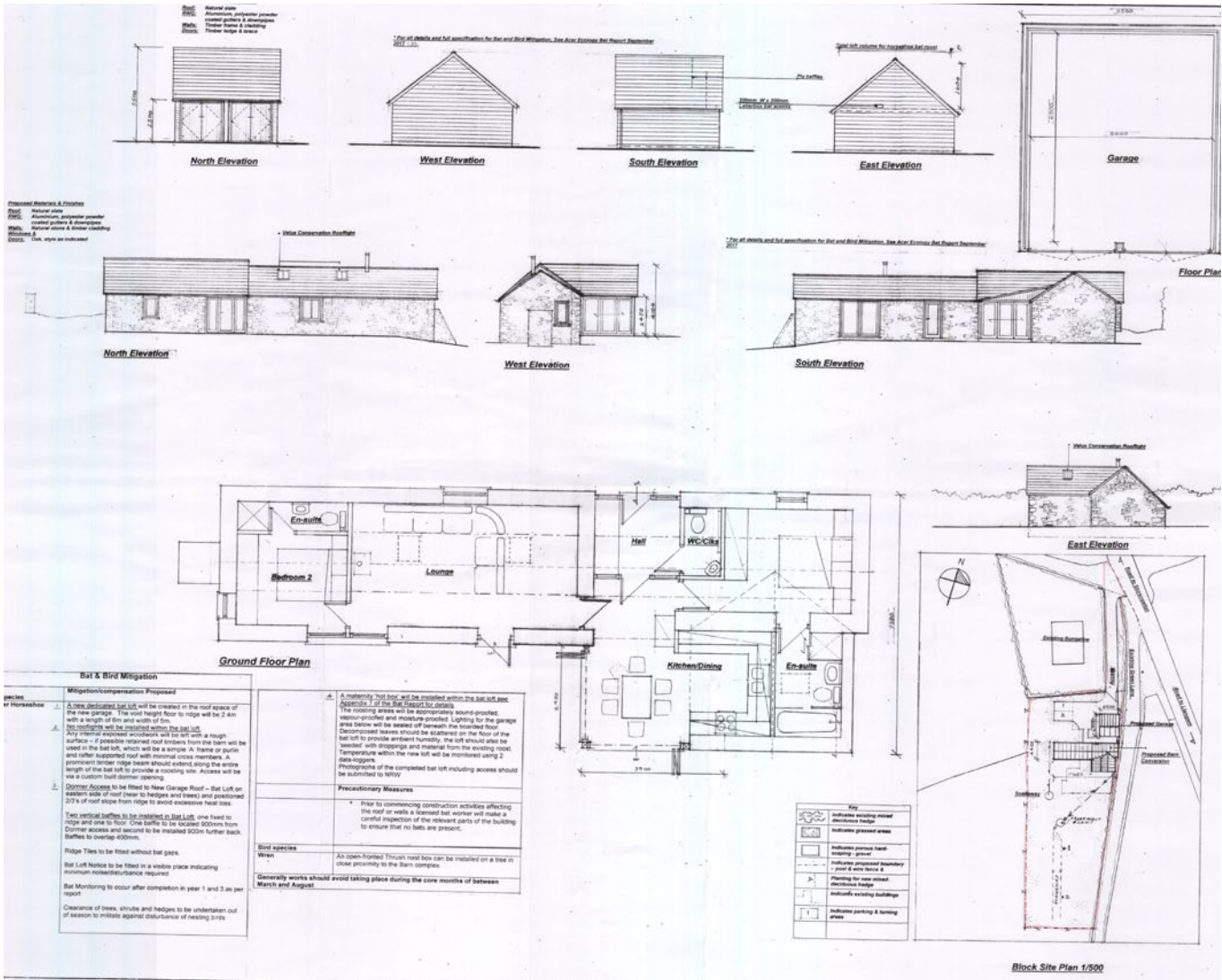
Bushes Bungalow & Bushes Barn are offered together as Lot 2 (see Sale Plan on rear cover) which comprises of 3.22 acres. Further land may be available by separate negotiation.

A small parcel of amenity land alongside Chapel Road, opposite Bushes Barn forms a compact mainly level area with potential for leisure, recreation or conservation uses. This extends in total to approximately 1.14 acres and is lotted as Lot 3.

Field 1 & Field 2 form part of Bushes Farm and are potentially available by separate negotiation. Field 1 extends to approximately 3.80 acres and Field 2 extends to approximately 6.87 acres. Rights of way to Field 1 may need to be retained depending on whether this is sold with Lot 1



BUSHES BARN PROPOSED ELEVATIONS & FLOORPLAN





KEY INFORMATION

Services: Mains water & electricity are connected to Bushes Bungalow. Foul drainage from Bungalow to existing private septic tank. Interested parties should satisfy themselves upon the availability and connection of all services and utilities and rely upon their own enquiries.

Council Tax: Bushes Bungalow is Council Tax Band F.

Sale Method: Bushes Farm is available by Private Treaty.

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

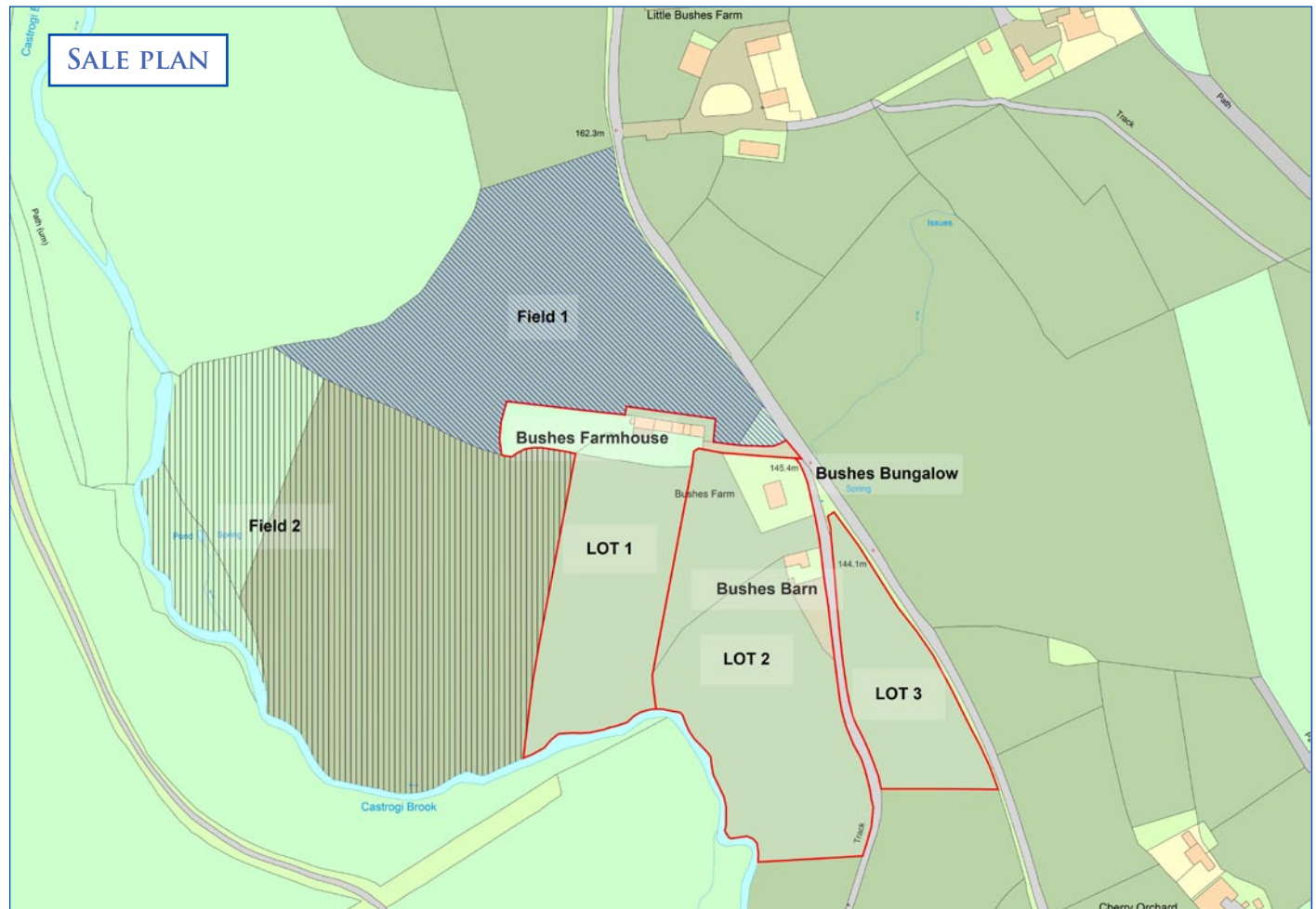
VAT: It is understood that VAT will not be chargeable on the sale price.

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.

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 FFAV, Edward Fletcher BSc (Hons) MSc MRICS or Lucy Phillips MNAEA on 01600 714140 or email enquiries@powellsrural.co.uk

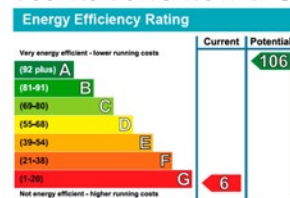


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BUSHES BUNGALOW EPC



IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared September 2021