



Cwrt Bach Farm & Little Cwrt Bach

Henllys, Pentre Lane Cwmbran, NP44 7AZ

A traditional rural smallholding with two residential properties, collection of agricultural buildings and ring fenced parcel of grazing pasture fields.

- Two semi-detached three bedroom residential properties requiring full renovation •
- Extensive outbuildings, barns and yard area • Excellent redevelopment / renovation project •
- Ring fenced pasture land and brook providing amenity appeal •
- For sale by Informal Tender • In all approximately 27.88 acres •



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Cwrt Bach Farm & Little Cwrt Bach provides for a traditional appealing Smallholding requiring redevelopment / renovation, situated in a very accessible location, close to the village of Llantarnam.

The property comprises two semi-detached traditional three bedroom residential properties with connecting hayloft requiring redevelopment.

With a useful range of outbuildings including a block and stone built shed, block built shed, two timber framed pole barns, and good grazing pasture fields wrapping around the two dwellings and buildings, Cwrt Bach Farm & Little Cwrt Bach offers an excellent Smallholding package with potential for any agricultural, equestrian, investment or rural property purchasers.

- Llantarnam 1 mile • Cwmbran 3 miles •
- M4 (J26/Newport 3 miles • Cardiff 15 miles •
- Severn Bridge (M4) 15 miles •
- (all distances approximate)

Location & Situation

Cwrt Bach Farm & Little Cwrt Bach enjoy a private position in an excellent accessible location in South-East Wales, being situated in open countryside between towns of Cwmbran and Newport, a short distance from the M4.

An extensive range of shopping and recreational facilities are only a short car distance away at the highly regarded shopping centres of Cwmbran and Newport. Both centres have recently benefited from significant investment recently including Friars Walk shopping and leisure complex at Newport. There is strong primary and secondary schooling at Cwmbran or Newport, with the excellent Rougemont Private School for Boys and Girls nearby at Llantarnam Hall.

Cwrt Bach Farm & Little Cwrt Bach are accessed directly from Pentre Lane. There are excellent connections to the main road network with Junctions 25A (east) 26 & 27 all within short easy reach. The A4042 at Llantarnam provides a direct connection to the A40/A465 at Abergavenny. A main line railway station is also accessible at Newport, providing direct connections to Cardiff/Swansea, Manchester, Bristol/ Bath and London.



Cwrt Bach Farm & Little Cwrt Bach Dwellings

Cwrt Bach and Little Cwrt Bach are set back from the access entrance from Pentre Lane. With an extensive yard area to the north, brook directly to the south and compact garden area to the east. The front elevations of both properties face to the east. The properties themselves feature rendered stone elevations with pitched slate roof and are joined by a brick built two storey stable with hayloft.

Both dwellings are in need of full renovation throughout or redevelopment, and offer a purchaser the opportunity to configure the accommodation to their own requirements. There is potential for the existing dwellings to be redeveloped, or extended, or to be incorporated into one principal dwelling (subject to gaining the necessary planning consents).



Cwrt Bach Internal Accommodation

Entrance Lean-to Porch with external entrance door and door opening to bathroom and kitchen;

Family Bathroom to the left hand side of the lean-too with bath, W.C. and hot water tank;

Kitchen with base unit and stainless steel sink;

Sitting Room with wood burning stove storage cupboard, single aspect window and door to front;

Dining Room with open fireplace, single aspect window to front and door to rear leading to utility;

Utility with Belfast sink and door to rear;

Stairs leading to first floor;

W.C. with washbasin W.C. and single aspect window to rear;

Bedroom 1 single with rear aspect window;

Bedroom 2 double with front aspect window.

Cwrt Bach & Little Cwrt Bach Internal Floorplans



Little Cwrt Bach Internal Accommodation

Lean-to Conservatory/Porch with walk in shower and access to kitchen;
Kitchen L shaped with base and wall units;
Cloakroom with W.C.;
Sitting Room dual aspect windows to front and rear with wood burning stove;
 Stairs leading to first floor;
Bedroom 1 double with single aspect window to rear;
Bedroom 2 double with single aspect window to front;
Bedroom 3 single with single aspect window to rear;
Family Bathroom featuring bath, washbasin and W.C with single aspect window to front.



Outbuildings and Yard

A traditional brick building with tiled roof is situated between Cwrt Bach and Little Cwrt Bach, linking the two properties having formally been used as a hayloft. The building has potential to be converted as additional accommodation for either dwelling or to allow both existing dwellings to be redeveloped into one subject to the necessary planning consents.

Access to the properties is via a short section of yard from the entrance from Pentre Lane. This yard area is mainly broken concrete or hardcore that leads into a general overgrown area around the dwellings and extending to a collection of buildings north-east of the dwellings.

Adjacent to Pentre Lane is a stone and block built building with monopitched cladded roof known as the lambing shed. Attached to the eastern gable of the lambing shed is a block built building with monopitched galvanised roof known as the implement shed. Situated east of the implement shed is a hay barn of pole construction with partial tin sheet cladding and pitched roof with asbestos sheeting. A further pole barn is located directly west of the dwellings with open sides, tin sheeted south elevation and galvanised tin sheeted roof.

The Land

The land comprises a 26 acre ring fenced block of permanent pasture either side of a brook. Approximately 2.5 acres of level subdivided pasture is situated north of the brook with the majority of the land to the south in an L shape comprising four field enclosures of gently sloping permanent pasture offering excellent grazing and/or fodder fields. A bridge across the brook provides access from the main farmstead to the land south of the brook. The land south of the brook can be accessed independently via an unclassified lane branching off Pentre Lane.



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Services

Cwrt Bach and Little Cwrt Bach are connected to mains electricity with the meter located within Cwrt Bach. The properties are served by a private spring fed water supply. Heating is by way of wood burning stoves and open fireplaces. Hot water is provided by a wood burning stove with back boiler in Little Cwrt. Foul drainage for both properties is to a cesspit. It is for any potential purchaser to make and rely upon their own enquiries in relation to the connection of all services & utilities.

Sale Method

Informal Tender. Please refer to the Tender Information Letter that accompanies these Particulars. For a Tender Form please contact Powells.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Torfaen County Borough Council / Newport City Council.

Council Tax

Cwrt Bach is listed as Band E for Council Tax, Little Cwrt Bach is listed as Band D.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing Wayleaves, Easements and any Public and Private Rights of Way, that currently exist, whether these are specifically referred to in these Particulars or not.

Directions

From Junction 26 M4 (A4051) or Junction 25 M4 (A4042) proceed to Rougemont School roundabout (where Cwmbran Drive/Newport Road/Malpas Roads all meet). Take the exit from Rougemont School roundabout for Newport Road (sign posted 'The Three Blackbirds Inn'). Proceed along Newport Road until reaching Pentre Lane on the left at the top of the hill (sign posted 'The Three Blackbirds Inn'). Proceed along Pentre Lane for just over a mile passing over Cwmbran Drive (A4051) and the Brecon to Monmouthshire Canal. Continue straight on at the Trawsmawr lane junction for approximately half a mile. Pass a small unclassified lane on your left-hand side and the property will then be on your left. Please be aware, if you use the postcode in your sat nav it will take you too far down Pentre Lane, past the property.

Viewings

Viewings will be arranged in block viewings, strictly by appointment with the Selling Agents. Please note, no internal viewings of the dwellings are permitted.

Please contact Powells: 01600 714140.



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