

FOR SALE
BY AUCTION



GROVE VIEW

SHIRENEWTON | CHEPSTOW | MONMOUTHSHIRE





GROVE VIEW

USK ROAD | SHIRENEWTON | CHEPSTOW
MONMOUTHSHIRE | NP16 6SA

GROVE VIEW OFFERS A UNIQUE OPPORTUNITY TO ACQUIRE AN APPEALING RURAL SMALLHOLDING WITH POTENTIAL FOR THE RENOVATION/ REDEVELOPMENT OF THE EXISTING DWELLING AND BENEFITING FROM A COLLECTION OF OUTBUILDINGS, STABLING & OUTDOOR EQUESTRIAN ARENA, ALL SET WITHIN 8 ACRES OF PADDOCKS.

Grove View will have significant appeal to any smallholding, equestrian or lifestyle purchaser, as rarely do such well-located smallholdings come to the market. Grove View is situated along a quiet country lane, set back from the Usk Road, which connects the beautiful Monmouthshire towns of Usk & Chepstow. The quaint village of Shirenewton is only a short distance away. Road connections to connect to South Wales and the South West are very convenient nearby at Chepstow. Grove View offers an excellent opportunity for a purchaser to further develop all aspects of the property to their own requirements.

- Very accessible location with direct connection to Chepstow/Usk Road •
- Convenient access to the M4 & M5 motorway networks via M48 •
- Attractive situation and position with views over the beautiful Monmouthshire countryside •
- Existing two-bedroom Bungalow in need of renovation or re-development (STP) subject to Agricultural Occupancy Condition (potential to amend to modern TAN6 requirements) •
- Mobile home providing temporary living accommodation on site •
- Excellent collection of outbuildings with potential to be utilised for a wide range of agricultural / equestrian uses including range of 9 stables; tack room; fodder store and livestock building •
- Outdoor Arena recently refurbished with new surface •
- Ring fenced grazing paddocks and pasture fields •
- EPC Rating of existing dwelling: G •

In all approximately 8.15 acres

Chepstow 6.5 miles • Usk 8 miles • Monmouth 14 miles • Bristol 23 miles
Cardiff 33 miles • London 125 miles

For Sale by Auction

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

Grove View is very well located in south-east Monmouthshire, enjoying a beautiful situation and position, yet set back from the main Usk/Chepstow Road which provides convenient accessibility to the M4 & M5 motorways via the M48 at Chepstow.

Shirenewton is a quaint village only 2 miles away and has a good range of local facilities and amenities including the exemplary Shirenewton Primary School, two renowned Public Houses, The Huntsman and Tredegar Arms, thriving Village Hall & community groups along with Recreation Ground.

Six miles away is Chepstow, a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain and featuring the highly regarded National Hunt circuit of Chepstow Racecourse. Chepstow provides both strong Primary and Secondary education provision, and the St John's on the Hill Preparatory School.

Chepstow Racecourse is a key local attraction. The racecourse opened in the early 1920's and is the home of the Welsh Grand National. Set within the historic grounds of Chepstow's Piercefield Park Estate it boasts an attractive and picturesque setting. The racecourse hosts an extensive number of music events, festivals and conferences.

An abundance of tourism and recreational activities exist within Monmouthshire and the wider region, especially within the beautiful Wye Valley. A number of local tourism attractions include the village of Tintern and famous Tintern Abbey, and both Chepstow and Caldicot Castles.





THE PROPERTY

Grove View comprises of a complete smallholding package. The existing dwelling is a detached Bungalow, with a part converted additional first floor accommodation. The Bungalow offers potential for either full renovation or redevelopment with a possible replacement dwelling to a new modern design and configured dwelling (subject to obtaining the necessary consents). The existing Bungalow does have an Agricultural Occupancy Condition (AOC). It may be possible to enhance this to the modern TAN6 requirements permitting occupation for rural enterprises such as equestrian.

The existing accommodation is set out over two floors. A central entrance hall provides access to the principal ground floor accommodation, with a timber staircase to the first floor. From the entrance hall this leads to a kitchen, living room, dining room/bedroom 2 and WC. The first-floor accommodation is partly converted to a bedroom with gable end window. The property requires renovation throughout.

A compact enclosed garden wraps around Grove View which has potential to be extended further (STP). There are views to the east



OUTBUILDINGS, OUTDOOR ARENA & LAND

A spacious driveway with ample off-road parking offers superb access to Grove View. There is a double entrance serving the outbuildings which is ideal for larger vehicles such as horse transportation vehicles. A well sited mobile home currently provides temporary living accommodation adjacent to the outbuildings.

There is an extensive yard area at Grove View providing a useful area and with potential for the development of further buildings/parking. The outbuildings comprise of a number of steel framed buildings housing a block of seven stables including an open fronted steel portal framed barn with lean-to, which forms a useful agricultural or equestrian building.

A further stable block comprising of four stables is situated between the two entrances and has recently been updated. Opposite this a former parlour has been utilised as a tack room and storage.

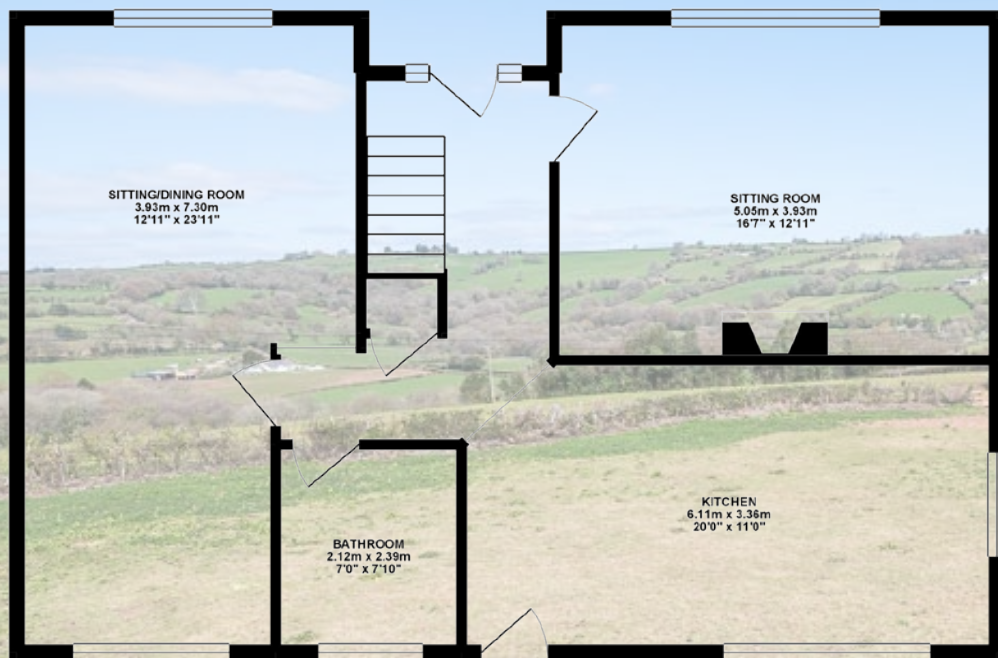
Situated centrally within Grove View close to the outbuildings is an extensive outdoor ménage arena which has recently been refurbished with new post & rail fencing and upgraded base with new sand & rubber surface. This provides an excellent all-weather exercise facility for any equestrian use or could be utilised for alternative uses (STP).

Attractive well enclosed paddocks wrap around the centrally positioned outbuildings and are well connected. The paddocks offer good grazing or fodder fields and are well presented with recently constructed post and rail fences and timber five bar gates to the principal paddocks.

Overall Grove View provides for a very desirable and appealing smallholding package with potential to be developed further to meet a purchasers own requirements.



GROUND FLOOR 80.20 sq. m.
(863.22 sq. ft.)



1ST FLOOR 65.35 sq. m.
(703.46 sq. ft.)



TOTAL FLOOR AREA : 145.55 sq. m. (1566.67 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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[These plans are for indicative purposes and guidance only, and must not be relied upon as a statement of fact. Your attention is drawn to the Important Notice on the last page of text of the Particulars].

KEY INFORMATION

Services: Electricity is connected at Grove View. The property is supplied by borehole water however a new supply pipe has been laid in the parking area adjacent to the Bungalow, which is believed to have been served by a private supply previously. The property benefits from private drainage. Interested parties are to make and rely on their own enquiries in respect of utility connections.

Tenure: Freehold – vacant possession upon completion.

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

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Planning: Grove View has significant potential for being utilised for a wide range of potential commercial uses such as the operation of equestrian or leisure (camping/glamping) businesses from the property in addition to agricultural or lifestyle smallholding uses, subject to any consents required. Interested parties are to make and rely upon their own enquiries.

Agricultural Occupancy Condition (AOC): It is understood that Grove View Bungalow is subject to an AOC which is attached the original planning consent for the property. It for interested parties to undertake their own enquires to assess whether they satisfy this condition, or consider the AOC to be enforceable, or wish for this to be potentially upgraded to the modern TAN6 requirements.

Sale Method: The Property is offered For Sale by Public Auction by Paul Fosh Auctions on 1st August 2019, unless sold prior. Please contact Powells or Paul Fosh Auctions for further details.

Council Tax Band: Grove View is listed as G.

Local Authority: Monmouthshire County Council - Telephone 01633 644644.

Viewings: Strictly by appointment with the Selling Agents.

Directions: From Chepstow proceed west on the B4235 (Usk Road) and continue along this road for approximately 6 miles, passing The Huntsman Public House on your right-hand side after approximately 4.5 miles. Grove View is situated a short distance along a country lane set back from the Usk Road. Approximately 1.5 miles after passing The Huntsman Public House take the lane on the right signposted 'Bully Hole Bottom' and Grove View can be found after a short distance on the left. Postcode: NP16 6SA.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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 a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared April 2019.