



# LITTLE TON LANDS

TREDUNNOCK | USK | MONMOUTHSHIRE









# LITTLE TON LANDS

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LITTLE TON LANDS OFFERS A SUPERB EQUESTRIAN AND AGRICULTURAL PROPERTY PACKAGE SITUATED IN SOUTH MONMOUTHSHIRE, WITH AN EXTENSIVE FOUR-BEDROOM FARMHOUSE (SUBJECT TO AN AOC) WITH VIEWS, MOBILE HOME WITH PLANNING CONSENT FOR A REPLACEMENT 2-BEDROOM DWELLING, AN EXCELLENT COLLECTION OF GENERAL PURPOSE AGRICULTURAL AND EQUESTRIAN BUILDINGS, OUTDOOR RIDING ARENA AND A RINGFENCED COMPARTMENT OF GRASSLAND EXTENDING IN TOTAL TO 41.05 ACRES (16.61 HECTARES).

## FOR SALE AS A WHOLE OR IN TWO LOTS

- Superb accessible location in a beautiful position within open countryside •
- A spacious and well-presented four-bedroom farmhouse with views (Subject to an AOC) •
  - Attached garage and generous garden curtilage •
- Mobile home with consent for a replacement 2-bedroom dwelling •
- Extensive collection of outbuildings and yard with potential for a range of uses •
  - All-weather outdoor riding school •
  - Ring fenced pastureland with paddocks •
- Excellent appeal to agricultural, equestrian, commercial, development, recreation and sporting interests •
- Extending in total to approximately 41.05 acres (16.61ha) •
  - Lot 1: 16.42 acres, Lot 2: 24.63 acres •

Llantrisant 1.9 miles • Llangybi 2.6 miles • Caerleon 4.9 miles  
Usk 5.5 miles • Newport 8.3 miles • Cwmbran 8.3 miles • Monmouth 18.4 miles • Cardiff 19.6 miles • Bristol 31.5 miles • London 138 miles  
• Newport Railway Station 8.1 miles • Bristol Airport 35 miles  
Cardiff Airport 36 miles • London Heathrow Airport 123 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

Little Ton Lands is surrounded by glorious Monmouthshire countryside positioned on the western side of the village of Tredunnoch. The nearest public house to Little Ton Lands is The Newbridge on Usk Hotel, offering an award-winning menu, an extensive wine list, overnight accommodation and fishing. The White Heart Village Inn at Llangybi, offering excellent restaurant dining in a 16th century setting is just a 2.9 mile drive from Little Ton Lands. For lovers of the great outdoors, Wentwood Forest Trail is only five miles to the east.

Little Ton Lands is located just 5 miles from the towns of Usk to the north and Caerleon to the south and within easy access of the main road links to the Usk road, A48, A449 and on to the M4/M48, M5 and M50 motorway networks. The cities of Cardiff, Bristol and Hereford are all within an hour's drive and connections to main line trains, reaching London Paddington in under 2 hours, can be found at the railway station in Newport just 8.5 miles from the property. Surrounding the town of Usk is beautiful countryside and the Usk Valley with an abundance of walks and outdoor activities.

Caerleon is just 5 miles from the property and is a thriving roman town with fantastic archaeological features including the roman barracks, roman baths and an amphitheatre. The Priory Hotel and Restaurant, a 12th century Cistercian monastery full of history and character offers fine dining and overnight accommodation. The town also has primary and secondary schools and neighbours the Celtic Manor Resort and Golf Club, home to the 2010 Ryder Cup offering a challenging course with fantastic views.

The town of Usk is just 5.5 miles north of the property, with an array of good bars and cafes, the picturesque Usk Castle, Morris' of Usk Garden Centre, the Glen Yr Afon House Hotel and Cwrt Bleddyn Hotel and countryside resort and Spa.

Newport is just 8.5 miles away from the property with all the benefits a city has to offer, such as Friars Walk Shopping Centre, a railway station offering direct trains to London, bus station, cafes and restaurants. Tredegar House is a National Trust 17th century country mansion and gardens located at the western edge of Newport. Rougemont is an independent school located in Newport and described by them as a 'School for Life' and for the 21st Century.

Monmouth is located just 17 miles from the property and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. An abundance of tourism and recreational activities exist within Monmouth and the wider region.





## THE FARMHOUSE

Located to the rear of the yard area and agricultural buildings is the farmhouse, a spacious four-bedroom residence with attached garage, gardens and views.

Externally, the property is of a block and brick construction with brick elevations under pitched rooves. The property benefits from mains water and electricity, oil fired central heating, wood-burning stove and double-glazed windows throughout.

Accessed from the tarmacked parking area to the front, the glazed porch opens into the extensive front hallway providing access to a cloakroom fitted with wash basin and wc. Opposite this is the office with carpeted floor and window to the front. Opposite the entrance is the open plan kitchen and breakfast area with tiled floor, wall and base timber units, breakfast bar, metal sink, oven stack and induction hob. The kitchen benefits from dual windows to the rear creating a light and airy space.

Accessed off the side of the kitchen is the rear hallway with external door to the patio area, also accessed from the rear corridor is a wc, the utility fitted with base units and tiled floor and access to the attached garage with canopy up and over door.

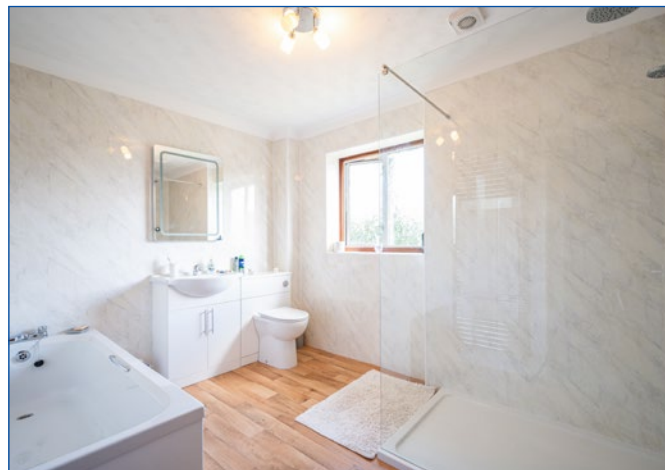
From the front hallway a central corridor to the right provides access to the spacious dining room with double French doors opening to the outside and also interconnecting doors which open into the sitting room. The room benefits from countryside views and features a serving hatch from the kitchen.

Also accessed from the corridor is the spacious sitting room with interconnecting French doors to the dining room and triple aspect windows to the front and sides. The central feature of the sitting room is the stone surround fireplace with woodburning stove. The room is bright and warm providing a perfect space to relax and unwind.

From the front hallway are the stairs with under stair cupboard providing access to the first floor landing with fully enclosed airing cupboard, three standard double bedrooms and a family bathroom with walk in shower, wc, wash basin and bath. At the end of the landing on the right-hand side is the principal double bedroom with built in wardrobe space and ensuite fitted with walk in shower, wc and wash basin. All the bedrooms at Little Ton Lands are doubles and benefit from countryside views.

The overall accommodation of the farmhouse is bright, spacious, and well thought out. The downstairs office also provides a useful downstairs room that could be used as a bedroom to cater for multi-generational living.

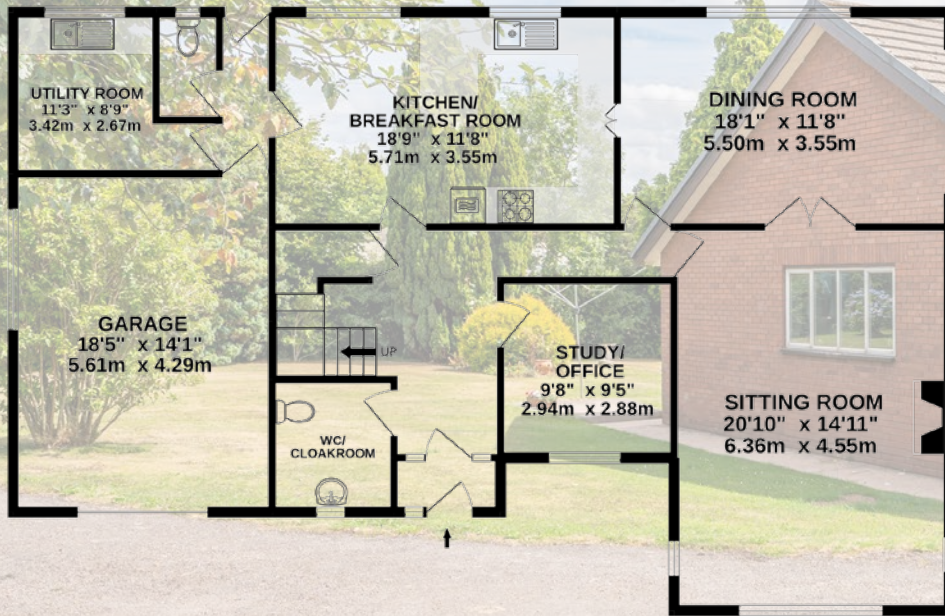
Externally the property benefits from an extensive lawned garden with patio area for alfresco dining and BBQs.





# FLOORPLAN

**GROUND FLOOR**  
1426 sq.ft. (132.5 sq.m.) approx.



**1ST FLOOR**  
1011 sq.ft. (93.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2437 sq.ft. (226.4 sq.m.) 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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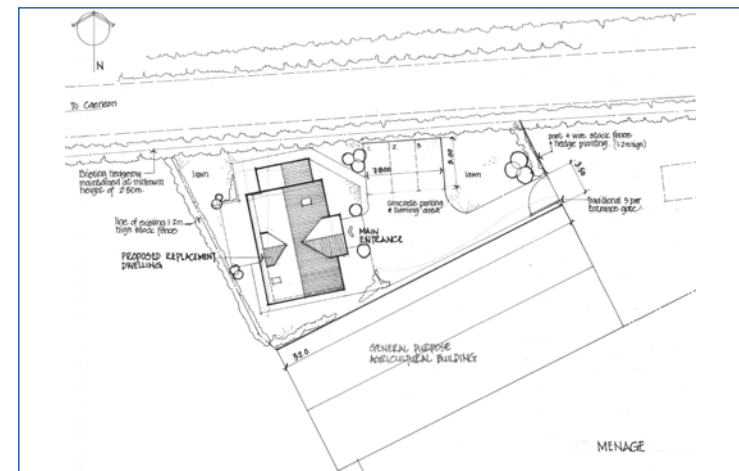
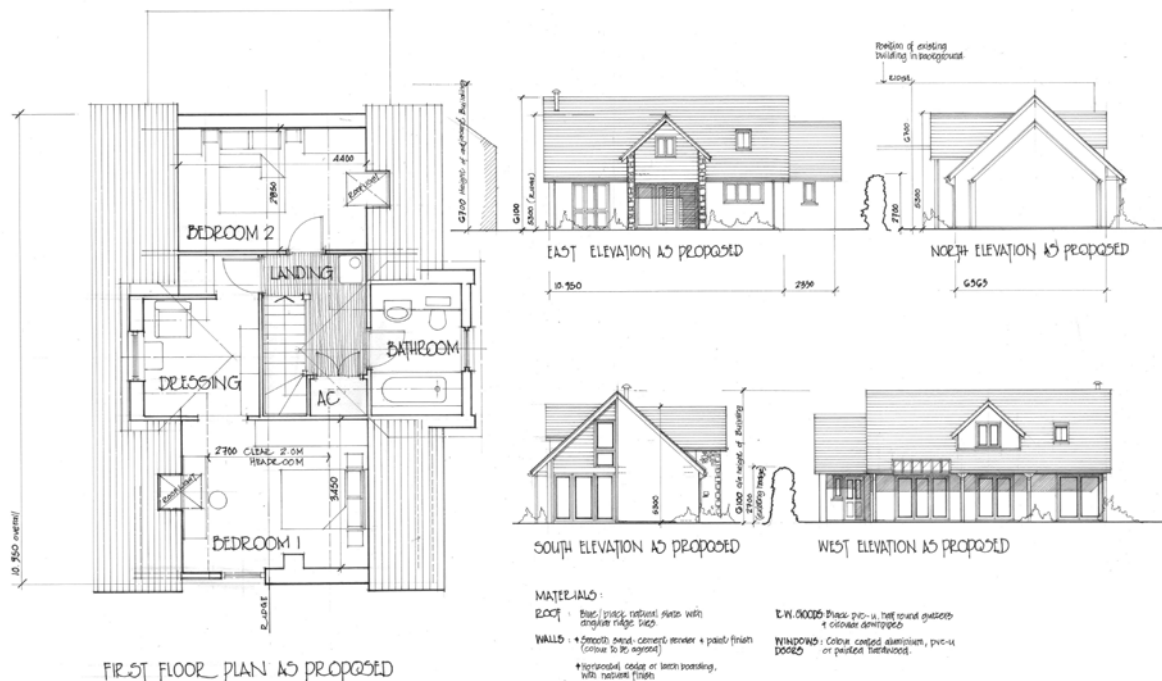
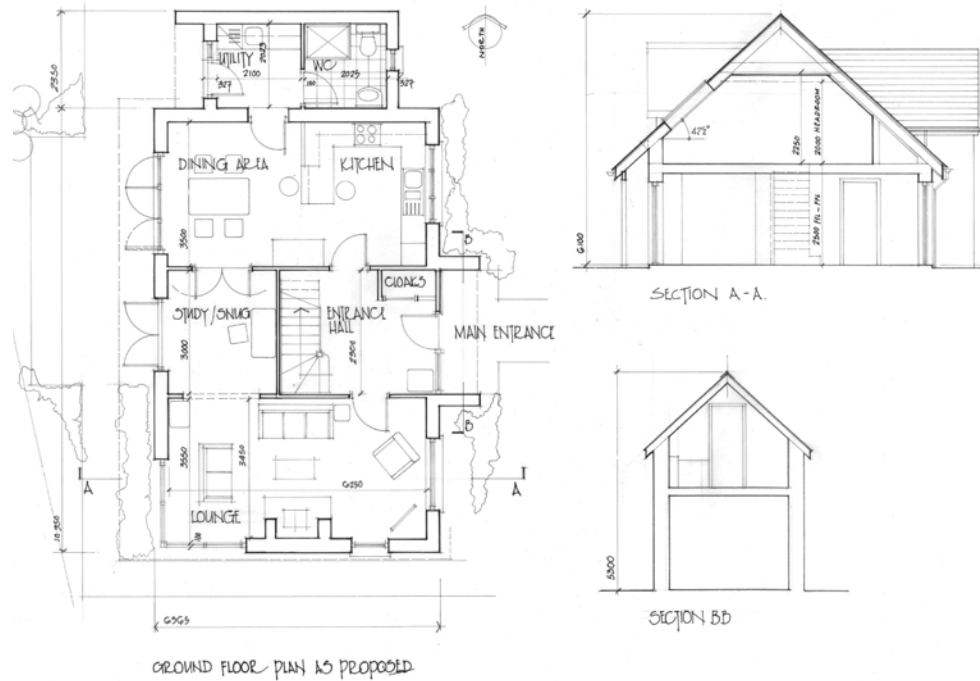


## MOBILE HOME WITH PLANNING CONSENT FOR A REPLACEMENT 2-BEDROOM DWELLING

Positioned on the western side of the yard is a fully plumbed in mobile home. A Certificate of Lawful Existing Use (CLEUD) was granted in 2017 under planning reference DC/2017/00378 securing a permanent residential consent for it to remain on site. A subsequent application to re-site and replace the mobile home with a replacement dwelling was applied for and approved in February 2019 under planning reference DM/2018/02003.

The approved elevations & floorplans of the dwelling are set out in this brochure. The consented property is for a dormer bungalow set over two floors comprising an entrance hallway, storage cupboard, sitting room, study, open plan kitchen and dining area, utility room and cloakroom with wc, wash basin and shower. The first-floor accommodation includes a landing, with airing cupboard, two double bedrooms, a dressing room and a family bathroom.

The permission provides a rare opportunity to secure a property which can benefit from an additional residential dwelling in a highly attractive open countryside location providing the potential for multi-generational living or a useful diversified income stream.











## OUTBUILDINGS, ALL WEATHER ARENA AND LAND

Double gates from the public highway open into the extensive yard with an excellent collection of general-purpose agricultural steel portal framed buildings including a row of three fully enclosed buildings, the first of which is a twelve bay building with concrete floor, concrete block and panelled walls and fibre cement roof. The building has been sub divided with the southern end fitted out with six stables, with drinkers, feed store and external door to the rear. The northern end features a lock store as well as a first floor wc, office and break room with plumbed in sink. Adjacent to this is a fully enclosed nine bay grain store with concrete panelled walls and fibre cement roof. The easternmost of the three buildings is a five bay general-purpose building with block and Yorkshire boarded walls and fibre cement roof.

On the western side of the yard is an impressive fully enclosed seven bay building with concreted floor, concrete and galvanised panel walls and fibre cement roof.

All the buildings at Little Ton Lands are in excellent condition and are extremely versatile providing for a range of potential possible uses (subject to gaining the necessary planning consents) appealing to equestrian, agricultural, commercial and rural enterprise purchasers.

Directly south of the seven bay building and west of the twelve bay building is the extensive outdoor all weather riding school (60m/40m) with floodlights appealing to purchasers with equestrian interests.

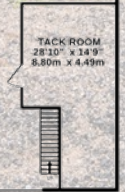
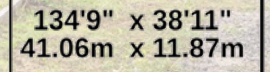
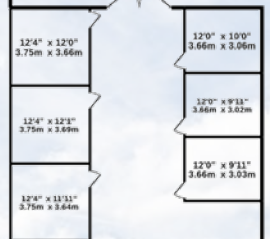
The land at Little Ton Lands extends in one ringfenced compartment set out over nine principal field enclosures, all laid to grass with the exception of one that contains a small section of woodland. The three northernmost field enclosures are predominantly level providing useful paddocks to support any equestrian enterprise. The land is a mixture of level to gently rising to the north and has been well maintained through grazing and mowing for hay/silage and is in very good heart. The internal fences and boundaries are in good condition, with stock proof fencing and hedging throughout.

In total all the land and buildings at Little Ton Lands extends to approximately 41.05acres (16.61ha). Lot 1 (Land and Buildings): 16.42 acres, Lot 2 (Land): 24.63 acres.





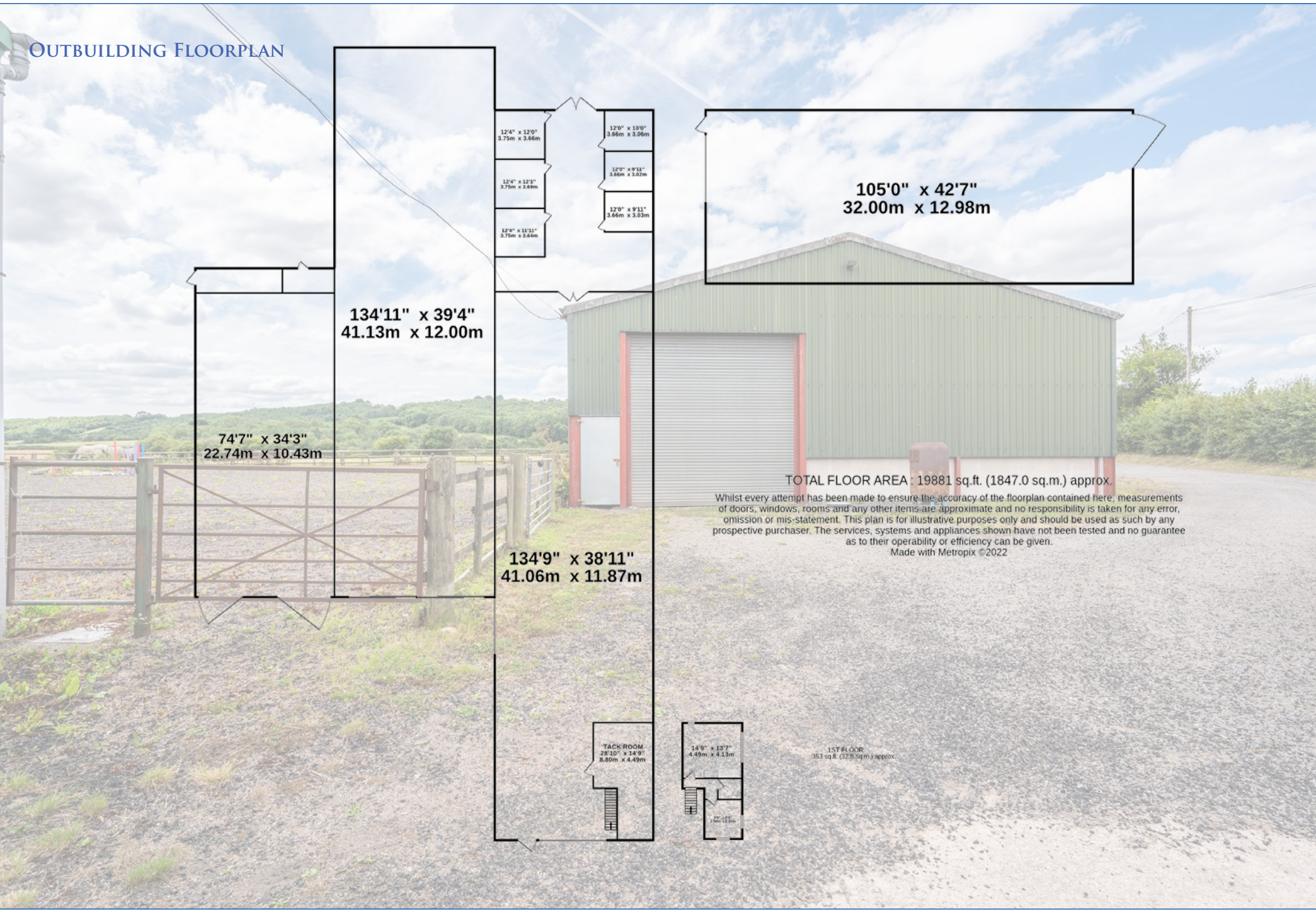
**OUTBUILDING FLOORPLAN**



**1ST FLOOR**  
353 sq.ft. (32.8 sq.m.) approx.

**TOTAL FLOOR AREA : 19881 sq.ft. (1847.0 sq.m.) approx.**

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## KEY INFORMATION

**Services:** The property benefits from mains electricity and water, oil-fired central heating, and double glazing. Foul drainage is to a septic tank.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not. A Public Right of Way crosses the southernmost field enclosure of the land.

**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.

**Basic Payment Scheme:** The land is all registered for Basic Payment Scheme. The Basic Payment Scheme Entitlements are excluded from the sale but may be available for sale by separate negotiation.

**Council Tax Band:** Little Ton Lands is classified as Band D.

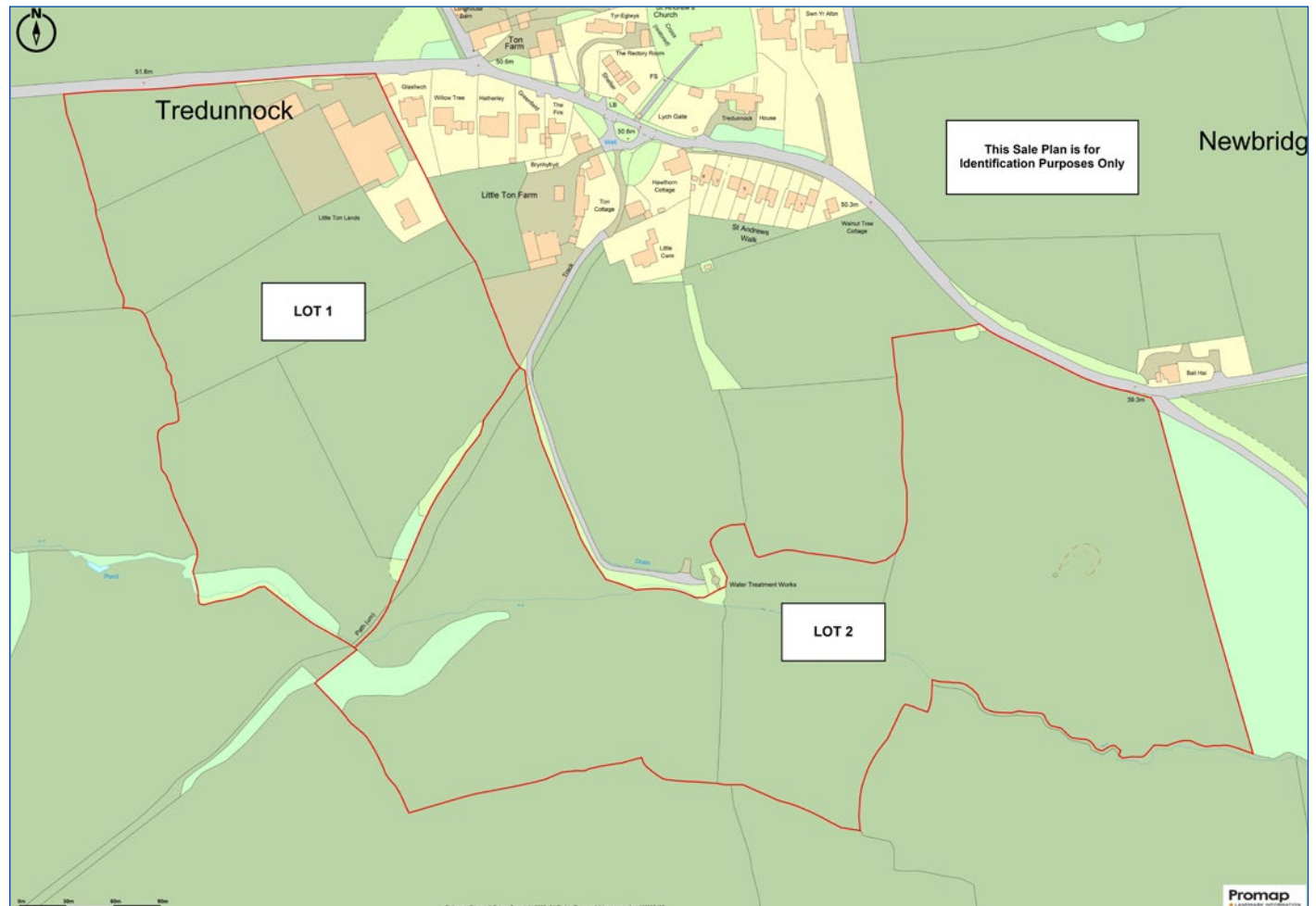
**Local Authority:** Monmouthshire County Council. Telephone: 01633 644644.

**Planning:** The Farmhouse is subject to an Agricultural Occupancy Condition (AOC). A copy of the wording is available from the Agent on request.

**Viewings:** Strictly by appointment with the selling agents on set viewing days.

**Directions:** From Junction 24 of the M4 head northwest on the Coldra Roundabout exiting onto The Coldra/B4237. After approximately half a mile at the crossroads take the right hand turn onto the B4236 Royal Oak Hill Road. Passing over the M4 take the second left hand turn remaining on the B4236 Belmont Hill Road. After half a mile continue onto New Road B4238 for approximately 0.2 miles then take the right turn onto Caerleon High Street B4236 for approximately 0.6 miles. At the roundabout take the second exit continuing north onto the Usk Road. Continue on the Usk Road for 3.1 miles. Then take the right hand turn onto Croes Llywarch Lane. Continue for 1.1 miles and the property will be on your right-hand side.

**Postcode:** NP15 1LY



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 58   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## IMPORTANT NOTICE

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