

# TOWNSEND FARM

**BROCKWEIR • WYE VALLEY • GLOUCESTERSHIRE**



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BROCKWEIR • WYE VALLEY  
GLOUCESTERSHIRE • NP16 7NG

*An edge of village farm with planning permission for a new traditional farmhouse in the most stunning picturesque landscape within the heart of the Wye Valley.*

Existing detached cottage and courtyard  
Planning consent for well-proportioned farmhouse,  
portal frame barn and stables • Ménage  
Available as a whole or in four Lots

Current accommodation: Kitchen • Living room  
Two bedrooms • Bathroom

New build proposed: Study • Living room • Kitchen  
Dining room • Large boot room • Utility • Larder  
7 Bedrooms • Large family bathroom

In all approximately 78 acres

Chepstow 7 miles • Monmouth 10 miles  
Bristol 22 miles • Newport 24 miles  
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## Situation

- Townsend farm is situated on the edge of the village of Brockweir and sits on the eastern bank of the River Wye with the boundary between the Forest of Dean, Gloucestershire and Monmouthshire.
- Brockweir has a village shop and café which was established as a non-profit making community enterprise. The Brockweir Inn is within walking distance and has an excellent reputation.
- Chepstow is very accessible having all the shops, services and amenities of an important town whilst Bristol (The Mall Cribbs Causeway) offer extensive shopping, scholastic and leisure activities within easy driving distance.
- The M48/M4 at Chepstow provides fast access to Bristol, the commercial centres of South Wales and London (2 hours).
- Chepstow has a regional rail service and the main connections are at Severn Junction or Bristol Parkway, plus a direct train service to Cardiff from Chepstow.
- South East Monmouthshire is renowned for its recreational opportunities. Chepstow includes the historic castle, an important racecourse, major golf courses include neighbouring St Pierre and Celtic Manor.
- The River Wye flows at the foot of the farm and provides an abundance of walking and riding throughout the surrounding countryside and nearby Forest of Dean.
- There are excellent private schools with St Johns Chepstow and Haberdashers Boys & Girls School in Monmouth.

## Description of the Property

- Previously used as an equine facility, the holding is presented in good order and offered as a whole or in four Lots:
- **Lot 1** consists of the existing cottage and ancillary buildings previously used for office and management use. The cottage is of stone under tile roof construction. Planning permission has been obtained for a new three storey detached farmhouse of 2,960 Sq. ft.
- **Lot 2** consists of two west facing fields, mostly permanent pasture and woodland edge, accessed via a track on its western boundary. In all approximately 10.62 acres.
- **Lot 3** consists of four parcels of pasture land enclosed by post and rail fencing.
- In addition to the land is a large portal frame barn suitable for equestrian or livestock purposes. Adjacent to the barn is an all-weather ménage with a rubber and sand surface which has been well maintained. In all approximately 31.73 acres.
- **Lot 4** consists of two good sized pasture fields with a woodland shelterbelt. In all about 35.26 acres.
- Option Lot consists of a large portal frame barn which is available by separate negotiation.



Option Lot



## Planning and development

- Planning permission for the property was granted by the Forest of Dean District Council under application number P0521/13/FUL for the erection of a spacious farmhouse adding to the existing cottage and courtyard. The three storey property with natural stone detailing under slate roof in keeping with local design. The layout has been well designed for modern family living with 7 bedrooms, a large kitchen/dinning area and very useful boot/utility rooms.
- Full details and plans and consents are available from the vendor's agents.

## Outside

- The drive provides access to the cottage and gravel road way to the proposed development. The same gravel roadway runs up the side of the portal frame barn and ménage providing access to the land.
- The barn is of steel portal construction with concrete floor currently housing 21 high quality metal and timber loose boxes.
- Ménage of rubber and sand surface.

## Land

- Situated in the two parcels laid to permanent pasture, the field are either bordered by quality livestock fencing or mature hedgerow, woodland edge.
- Classified as Grade 3 under the Agricultural Land Classification Series.
- The soils are suited to permanent grass.

## Viewings

If you wish to arrange a viewing, which is strictly by appointment only via the joint agents, please contact the joint agents.

- Knight Frank Regional Farm Sales, James Prewett  
0844 225 9495;
- Powells, David Powell 01600 714140



Artists Impression

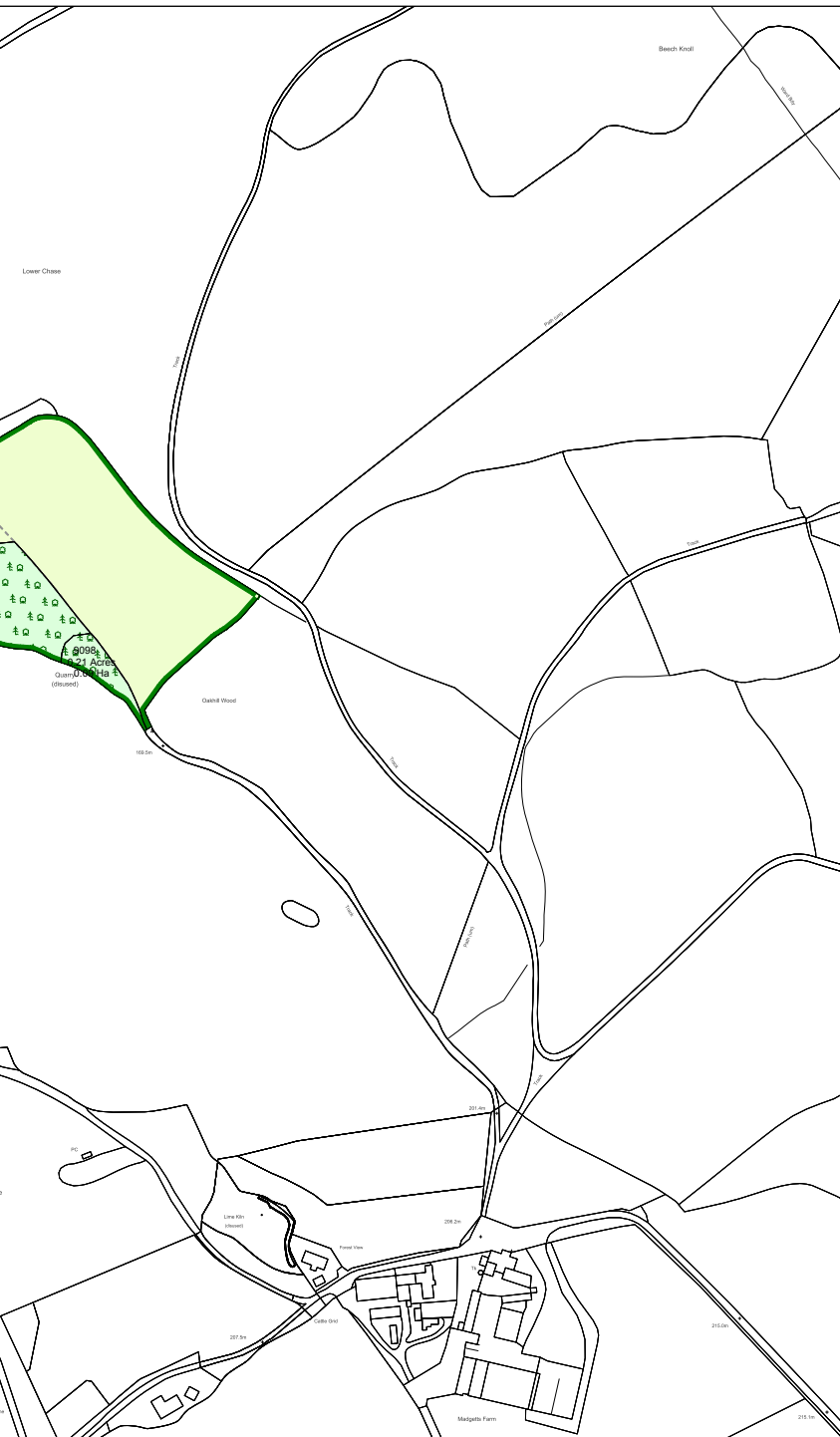


Existing  
Proposed



Lot 1 showing the new house and garden in relation to the existing house, courtyard and buildings

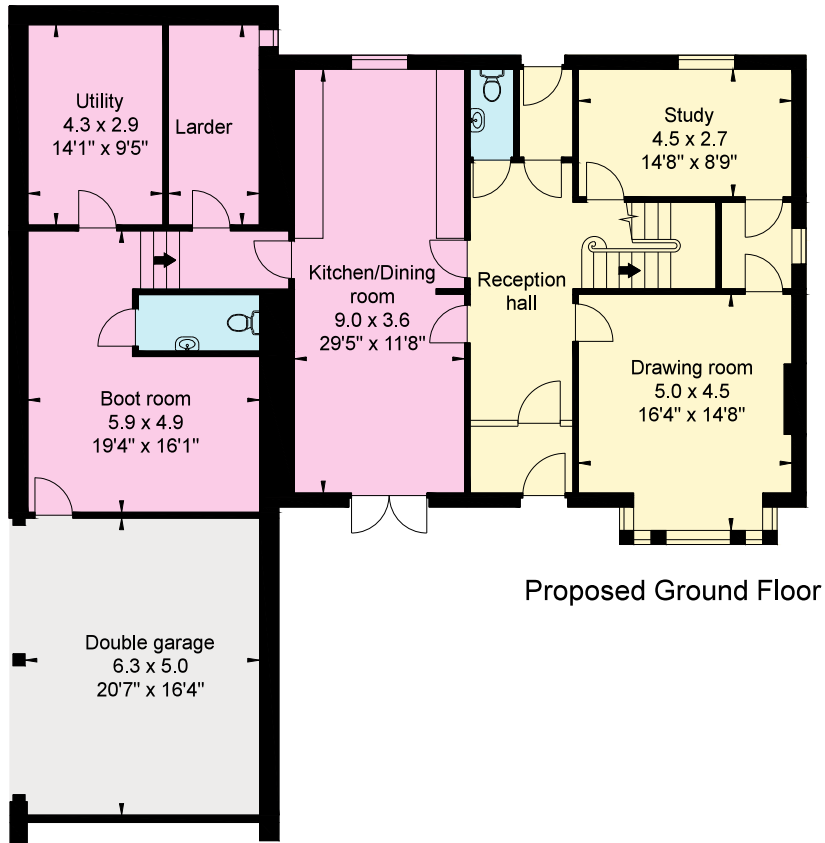




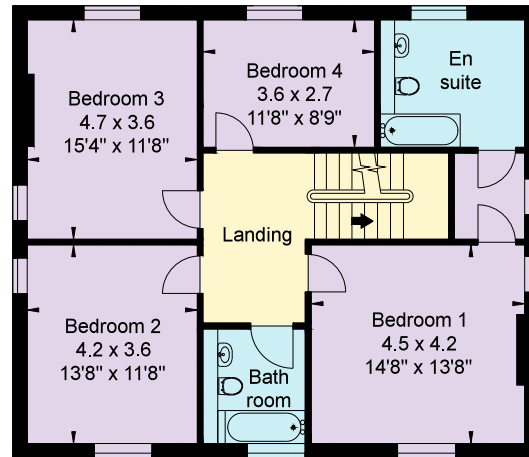
Lot	Description	Parcel	Acres	Hectares	Total
Lot 1	Misc	0308	0.24	0.10	
Lot 2	Woodland	0358	0.37	0.15	
Lot 2	Woodland	0564	0.16	0.06	
Lot 2	Woodland	1570	1.86	0.75	
Lot 2	Pasture	0772	8.08	3.27	
Lot 2	Pasture	1776	0.15	0.06	10.62 acres
Lot 3	Woodland	2486	0.49	0.20	
Lot 3	Woodland	3022	0.19	0.08	
Lot 3	Woodland	3492	2.06	0.83	
Lot 3	Woodland	4394	0.28	0.11	
Lot 3	Woodland	4603	0.33	0.13	
Lot 3	Pasture	0396	0.02	0.01	
Lot 3	Pasture	1002	4.00	1.62	
Lot 3	Pasture	1490	7.42	3.00	
Lot 3	Pasture	2812	8.46	3.42	
Lot 3	Pasture	3200	7.33	2.97	
Lot 3	Misc	1615	1.15	0.47	31.73 acres
Lot 4	Woodland	3827	0.10	0.04	
Lot 4	Woodland	5895	1.04	0.42	
Lot 4	Woodland	6095	0.38	0.16	
Lot 4	Woodland	7902	2.02	0.82	
Lot 4	Woodland	9098	0.21	0.09	
Lot 4	Pasture	5021	12.07	4.88	
Lot 4	Pasture	6808	19.44	7.87	35.26 acres
Option Lot			0.16	0.06	



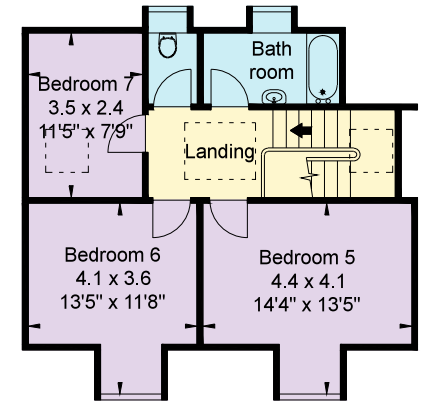
## Proposed Residence Floorplan



Proposed Ground Floor



Proposed First Floor



Proposed Second Floor

This plan is a copy of existing drawings and is for 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.



Townsend Farm  
Brockweir



APPROXIMATE GROSS INTERNAL FLOOR AREA:  
Proposed House: 334 sq m ( 3,595 sq ft)  
Cottage: 88 sq m ( 945 sq ft)  
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31.7.2013 ma/7182

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## Terms

**Single Farm Payment:** No Single Payment Scheme Entitlements are included within the sale.

**Rights:** The sporting, timber and mineral over the property are included so far as they are owned.

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

**Services:** Mains electricity, mains water, private drainage.

**Fixtures & Fittings:** All those items mentioned in the sales particulars are included in the sale. All others are specifically excluded but may be available by separate negotiation.

**Local Authority:** Forest of Dean District Council. Telephone 01594 810 000.

**Tenure:** Freehold with vacant possession upon completion.

### Directions (Postcode NP16 7NG)

From Chepstow follow the A466 Wye Valley Road to Monmouth passing through the village of Tintern and the turning for Brockweir can be found on the right hand side approximately one mile out of the village. Crossing over the River Wye, take the first right after the Brockweir Inn and the farmhouse cottage can be found 100 m down the lane.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - Green (rating 91-100)	A		
Energy efficient - Light green (rating 81-90)	B		
Decent energy efficiency - Yellow (rating 69-80)	C		
Below average energy efficiency - Orange (rating 55-68)	D		
Low energy efficiency - Red (rating 49-54)	E		
Very low energy efficiency - Dark red (rating 45-48)	F		
Lowest energy efficiency - Red (rating 1-44)	G		

Not energy efficient - Higher heating costs

England, Scotland & Wales

