

TO LET



# GREAT CAMPSTON FARM

PANDY | ABERGAVENNY | MONMOUTHSHIRE











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GREAT CAMPSTON FARM IS SITUATED WITHIN STUNNING WELSH MARCHES COUNTRYSIDE ON THE MONMOUTHSHIRE / HEREFORDSHIRE BORDER.

A FULLY EQUIPPED LIVESTOCK HOLDING WITH THREE BEDROOM BUNGALOW, EXTENSIVE LIVESTOCK & GENERAL PURPOSE BUILDINGS WITHIN A RING FENCED BLOCK OF GRAZING AND FODDER GRASSLAND EXTENDING TO OVER 200 ACRES.

*The Holding is offered To Let under a Ten Year Term Farm Business Tenancy from Autumn 2016*

A unique opportunity for an equipped livestock Holding to be offered to Let in an extremely desirable farming location, and situated within a beautiful setting, adjacent to Great Campston House. The farm enjoys a superb southerly aspect, with views of the well-known Skirrid / Black Mountains. The Holding is well suited to beef & sheep enterprises, with all field parcels capable of also being cropped for fodder.

**In all approximately 207.30 acres (83.89 hectares)**

Pandy 1.7 miles • Grosmont 4.0 miles  
Abergavenny 7.0 miles • Hereford 17 miles  
(all distances are approximate)



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Email: [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)

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

Great Campston Farm enjoys an excellent location close to the Monmouthshire / Herefordshire Border, surrounded by stunning open countryside and with superb views towards the Skirrid, Sugar Loaf and the Black Mountains. The location is a vibrant agricultural area with diverse grassland & arable farms.

The Farm is situated between the villages of Pandy & Llanvihangel Crucorney and Grosmont, with the Campston lane providing direct and easy accessibility to the A465 Abergavenny to Hereford main road. Extensive livestock markets are situated at Raglan and Hereford with weekly sales. Local amenities are available in the nearby villages of Pandy, Llanvihangel Crucorney and Grosmont, with more extensive shopping, leisure and recreational facilities a short car distance away at Abergavenny.

## THE PROPERTY

Great Campston Farm lies adjacent to, and wraps around, Great Campston House, an impressive country residence that is occupied by the owners of Great Campston Farm. The owners have developed the House, Buildings and Grounds into a prestigious Country House venue for holidays, weddings and other private events. For further information please visit the website [www.greatcampston.com](http://www.greatcampston.com)

Great Campston is well known in the region as an excellent grass stock farm, and has previously supported a first class dairy herd, before evolving into a livestock holding. More recently the Holding has been utilised for beef production to make use of the extensive cattle buildings and covered yards situated on the Holding. The Holding is also well suited to sheep enterprises with all principal buildings capable of being occupied for a wide range of general purpose uses. All of the field parcels are currently in long term grass leys, or permanent pasture.

A three bedroom Bungalow is conveniently situated adjacent to the farm buildings and yard. The farm buildings offer an extensive range of general purpose and livestock buildings all in very good condition, along with several excellent fodder/straw buildings. The bungalow and farm buildings are described in further detail over page, along with a buildings plan for identification purposes.

To assist potential Tenants, an online film has been produced providing footage of the Holding, please visit the letting agents website [www.powellsrural.co.uk/propertystolet/GreatCampstonFarm](http://www.powellsrural.co.uk/propertystolet/GreatCampstonFarm)







## GREAT CAMPSTON FARM

Great Campston Farm Bungalow offers conveniently situated accommodation adjacent to the farm buildings. The Bungalow currently requires refurbishment and decoration throughout and this is intended to be completed by the Landlords prior to the commencement of the tenancy agreement.

The Bungalow accommodation provides for an entrance hall with enclosed WC Cloakroom; spacious Kitchen and Dining Room; Sitting Room and inner hall providing access to three bedrooms and bathroom. A lean-to garage is attached. A floorplan is available to download from Powells website.

The Farm Buildings comprise as follows and can be identified on the Buildings Plan;

1 - Storage Building

2 - Four Bay Steel Portal Framed Cattle Building (enclosed former parlour & equipment redundant)

3 - Storage Building

4 - Five Bay Triple Span Portal Framed Covered Yard Cattle Buildings

5 - Three Bay Steel Portal Framed Open Fronted General Purpose Building

6 - Six Bay Steel Portal Framed Straw/Fodder Building with side lean-to

7 - Storage Building

8 - Implement/Storage Area (former silage clamp)

9 - Three Bay steel portal framed livestock building with lean-to

10 - Three Bay Dutch Barn

The field parcels comprise of good sized, gently sloping, grassland field enclosures which are all easily accessible from the farmstead and interconnected for easy movement of livestock. Several woodland areas provide for good shelter. The fields are well stock fenced to external & internal boundaries. The Tenant will be responsible for all boundary and internal fencing. A private borehole water supply services the majority of the field parcels.





## TENURE

Great Campston Farm will be let on a new Farm Business Tenancy from Autumn 2016, to commence as mutually agreed between the Landlord and the successful Tenant. The principle terms of the Farm Business Tenancy are outlined below;

**Term:** A ten year Farm Business Tenancy agreement is proposed.

**Annual Rent:** Tenders for the annual rent payable are invited on the Tenancy Application Form. The agreed Annual Rent will be payable quarterly in advance on the agreed rent days. A rent review provision will be included for the 4th and 8th anniversary of the agreement.

**Outgoings:** The Tenant will be responsible for all outgoings in relation to the Holding including Council Tax for Great Campston Farm Bungalow and all mains services consumed upon the Farm.

**Break Clause:** A break clause will be incorporated within the tenancy agreement for the Landlord to be able to serve notice to terminate the agreement, in any year, should Great Campston be sold to any third party outside of the current family. A minimum of twelve months prior written notice from the anniversary of the agreement would be provided in the event of the break clause being exercised by the Landlord.

**Determination in Part:** The Landlord will be permitted to recover up to 10% of the Holding in any year, for any purpose, on providing twelve months written notice to the Tenant.

**Basic Payment Scheme:** The existing Basic Payment Scheme Entitlements established, and claimed upon, Great Campston Farm are available to be acquired at their deemed Market Value (together with any VAT applicable) direct from the outgoing Tenant, if these are required by the new Tenant. The new Tenant must notify the Landlord, or their agent, prior to the 31st December 2016 should they wish to acquire the existing Entitlements. Further information on the BPS Entitlements is available from Powells.

**Ingoing Valuation:** No ingoing valuation is required to be paid by the successful Tenant.

**Reservations:** The Shooting Rights, along with all ancillary rights for the exercise of these rights, will be reserved out of the Farm Business Tenancy and may be let separately by the Landlord to a third party.







## TENDER PROCESS

Great Campston Farm is available To Let by Informal Tender.

Several viewing days will be organised by the Agents. A Tender Information Pack is available to accompany this Brochure which provides additional information on the letting process, tenant selection criteria and contains the Tenancy Application Form.

Completed Tenancy Application Forms, along with any supporting documentation, are to be submitted prior to the Application Deadline set out in the Tender Information Pack. It is anticipated interviews with shortlisted applicants will take place approximately two weeks after the Application Deadline.

The successful Tenant will be expected to sign the Farm Business Tenancy within two weeks of being notified they are successful. A draft Farm Business Tenancy is anticipated to be available to shortlisted candidates. The commencement date of the Farm Business Tenancy is to be mutually agreed between the Landlord and the successful Tenant.

## KEY INFORMATION

**Services:** Mains electricity to Bungalow and Buildings. Private water supply from borehole to Bungalow, Buildings & Land. Private drainage from Bungalow to septic tank. Oil fired central heating with wood burner.

**Council Tax Band:** Great Campston Farm Bungalow is currently assessed as Band E for Council Tax Purposes (£1,675.05 payable in 2016/2017 year).

**Rights of Way, Easements & Wayleaves:** The farm will be let subject to, and with the benefit of, all existing public and private rights of way, easements and wayleaves.

**Fixtures & Fittings:** Only those fixtures or fittings mentioned in these particulars will be included in the tenancy, unless confirmed in writing by the agents. Any enquiries should be directed to Powells.

**Value Added Tax:** The property is not opted to tax and therefore VAT will not be payable on the rent. VAT may become payable if there is a change in circumstances or legislation at a later date.

**Local Authority:** Monmouthshire County Council.

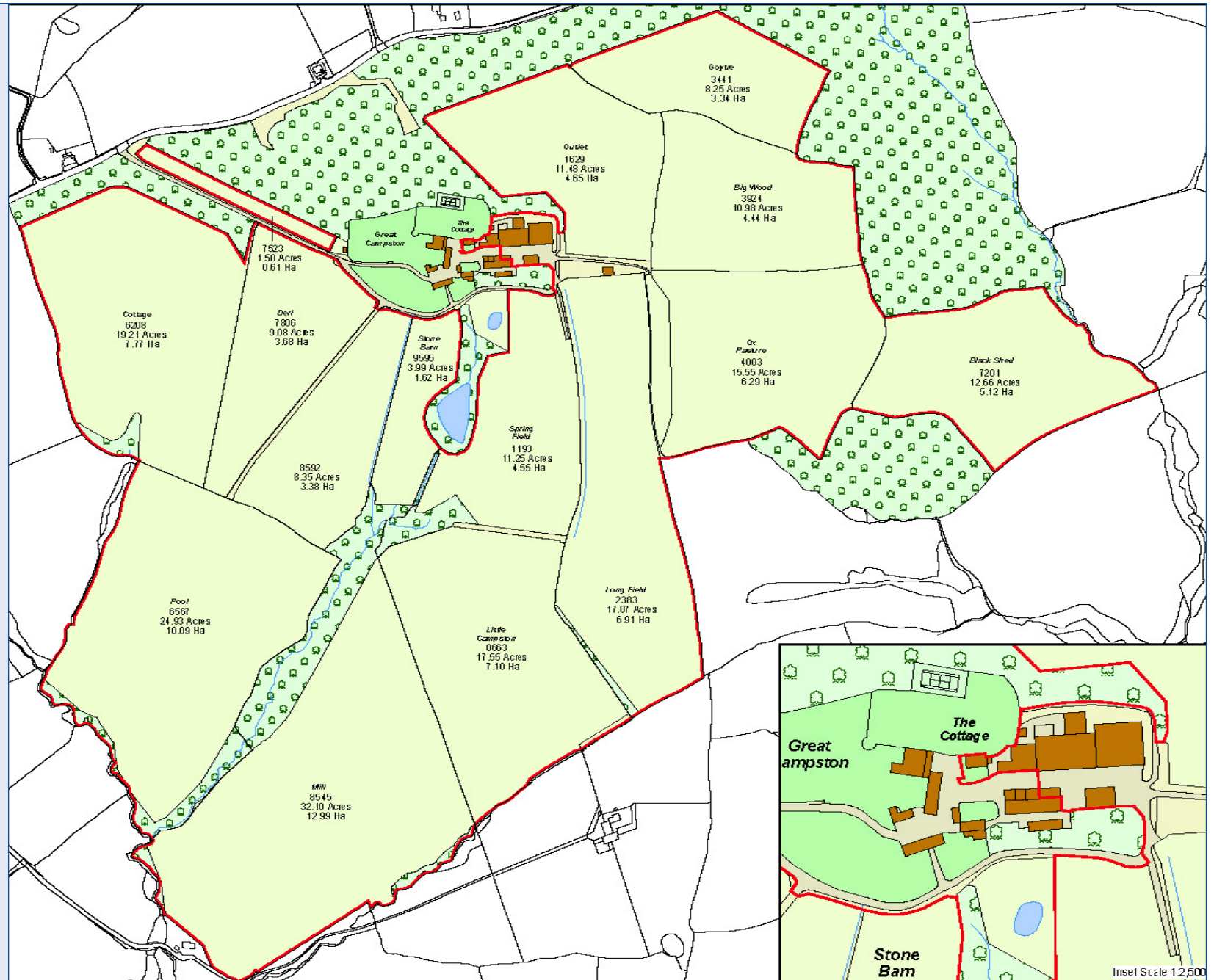
**Telephone:** 01633 644644.



Viewings: Several formal viewing days will be organised by the letting agents.

Directions: From Abergavenny proceed along the A465 north towards Hereford. After entering the 50mph speed limit at Llanvihangel Crucorney, continue until reaching a section of white hatching in the centre of the road with right turning lane. Take this unclassified road on the right, signposted 'Llantgattock Lingoed 4 miles, Grosmont 6 miles'. Proceed along this road for approximately 2.2 miles and the entrance to 'Great Campston' can be found on the right hand side.

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