



The Cider Barn

Newton Court Lane, Dixton,
Monmouth NP25 3SP

A superb opportunity to acquire an attractive traditional barn with planning consent for conversion to a three bedroom residence.

- Beautiful location and position with stunning views •
- Detached traditional stone barn • Planning consent for conversion •
- Good sized garden curtilage with mature fruit trees •
- Extending in total to approximately 0.75 acre •



www.powellsrural.co.uk



The Cider Barn

Newton Court Lane, Dixton, Monmouth NP25 3SP

A beautifully positioned and unique development opportunity providing for the conversion of a detached traditional stone barn, located on the outskirts of the desirable market town of Monmouth.

The Cider Barn is offered with planning consent for the conversion of the existing barn and single storey lean-to to form a three bedroom character residence.

The barn is offered with a good sized curtilage of approximately 0.75 acre, with a number of mature fruit trees and a paddock area with gated roadside access.

**Monmouth – 2 miles
Ross on Wye – 11 miles
Newport – 26 miles
Bristol – 34 miles**

Location & Situation

The Cider Barn enjoys an excellent location on the outskirts of the sought after border town of Monmouth. The Barn is sat in an elevated position with views towards the town and over the surrounding countryside.

There are excellent connections to the main road network with Newton Court Lane linking directly onto the A40. Monmouth town boasts excellent schools, especially Haberdashers Private School for Boys and Girls, and an up-market traditional shopping street, along with boutique shops, Waitrose supermarket, M&S Food Store and an extensive range of recreational and leisure facilities/clubs.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away and Brecon Beacons National Park located to the north of Abergavenny. The quaint Wye Valley villages of Trellech and Tintern are popular villages for residents or tourists to explore in the area.



The Cider Barn

The Cider Barn is sold with the benefit of planning consent for the conversion of the existing barn, to provide for an attractive rural residence, once the development is completed.

The proposed accommodation comprises a large living area, ground floor WC, kitchen/dining room with utility, three first floor bedrooms and a family bathroom. There is also an integrated garaging area included in the plans, which offers potential for extra living space if required, subject to necessary consents.

The property benefits from a spacious garden curtilage, previously part of an orchard, with a number of mature fruit trees remaining. The gardens are gently sloping and have a South Westerly aspect, making the most of the stunning views over Monmouth and the surrounding countryside.

A small paddock adjoins the orchard and benefits from gated access to Newton Court Lane. This access is likely to prove of some use to a purchaser during the conversion.

In all The Cider Barn extends to approximately 0.75 acre (0.30 hectare).



Planning Information

Planning Consent was granted under Planning Application No. DC/2012/00598 on the 23rd April 2013 for the conversion and alteration of the existing barn to a residential dwelling. An amendment to the first floor layout was subsequently passed on the 30th September 2014.

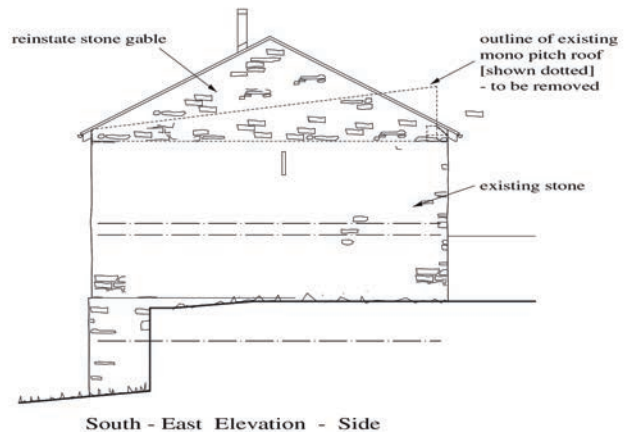
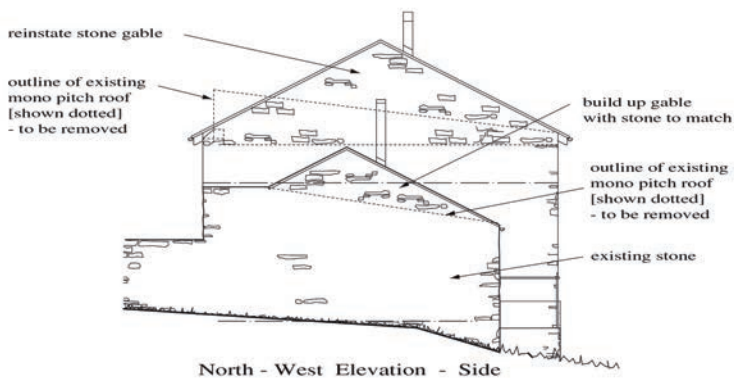
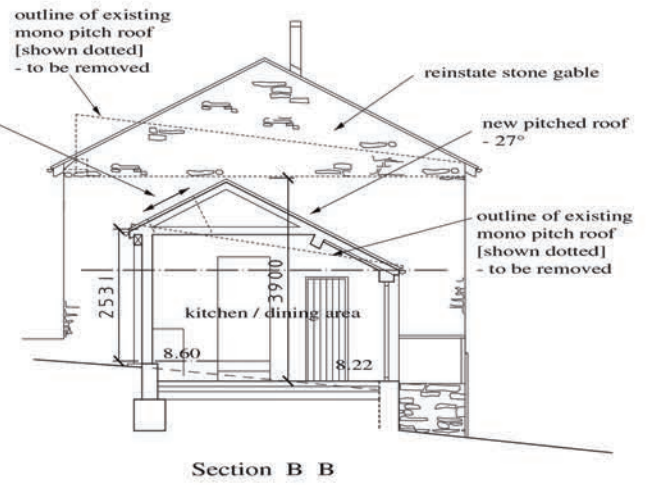
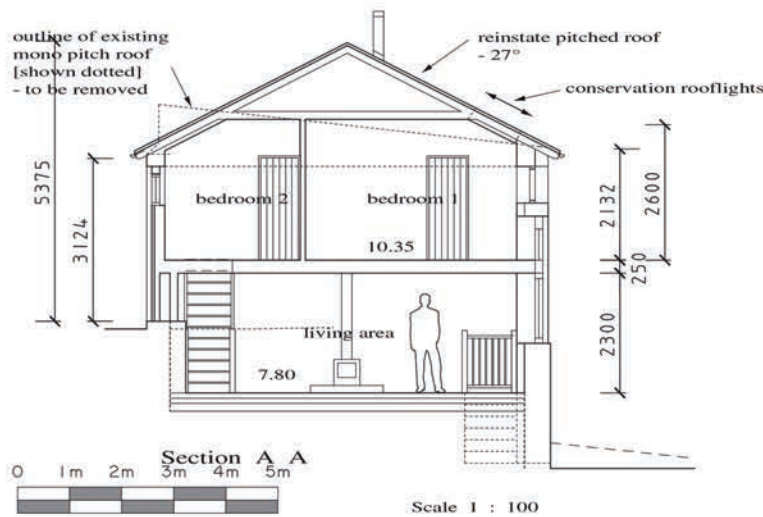
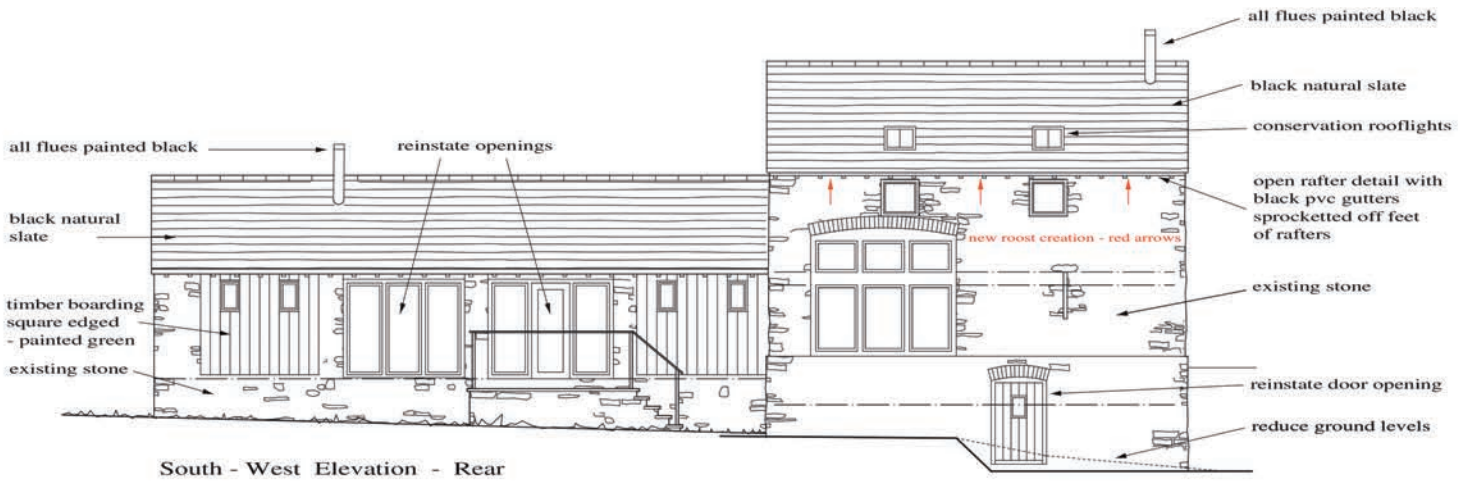
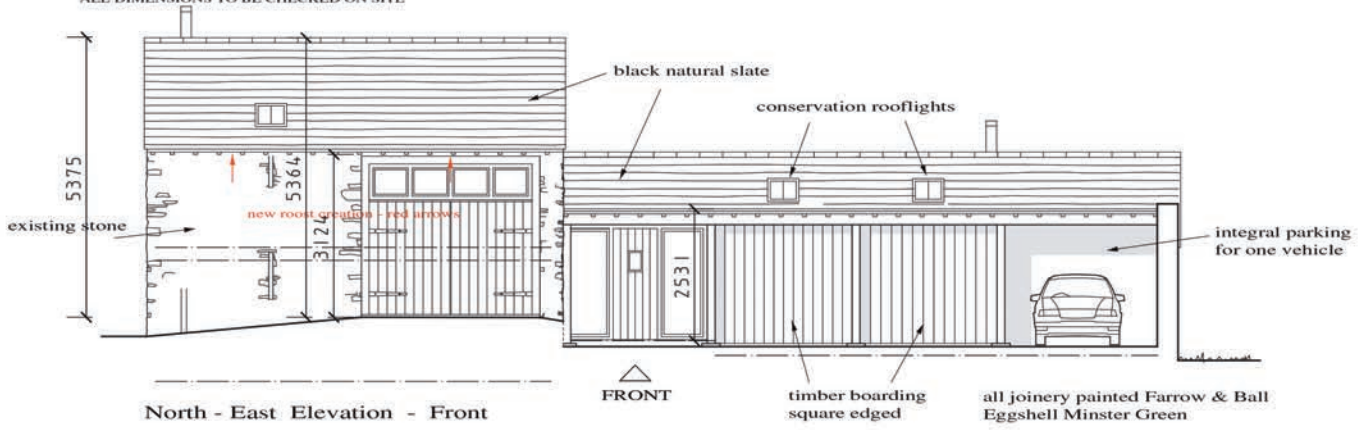
The proposed Elevation Plans are displayed opposite. A full copy of the Elevation Drawings and Proposed Accommodation plans are available to download from Powells website, or for issue by request. Further details available from Powells.



Singleton Court Business Park, Monmouth, NP25 5JA
Telephone: 01600 714140 • www.powellsrural.co.uk

Elevation Plans

THIS DRAWING IS COPYRIGHT AND NOT TO BE REPRODUCED WITHOUT PERMISSION. DO NOT SCALE FROM DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE



The Cider Barn

Newton Court Lane, Dixton, Monmouth NP25 3SP



Services

There is currently only electricity connected to The Cider Barn. It is for any potential purchaser to make their own enquiries in relation to the connection of all services/utilities.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit, of all existing Wayleaves, Easements and Rights of Way. There is an existing right of way present for access to Orchard Cottage, situated adjacent to The Cider Barn.

Sale Method

The Cider Barn is available for sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by any alternative sale method to conclude the sale process.

Viewings

Viewings are permitted by appointment only with the Selling Agents.

Directions

From the Dixton roundabout in Monmouth take the A40 towards Ross on Wye/ Gloucester. Take the third entrance on your left hand side into Newton Court Lane, just after the layby.

Continue along this lane, around a sharp bend until you reach the summit of the road. The Cider Barn can be found on the left hand side towards the end of the lane, just past Orchard Cottage. Postcode NP25 3SP. A For Sale Board has been erected.



Singleton Court Business Park, Monmouth, NP25 5JA

Telephone: 01600 714140 • Email: enquiries@powellsrural.co.uk • www.powellsrural.co.uk

Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared July 2017.