



## Middle Crwys The Hendre, Monmouth Monmouthshire

A unique and appealing smallholding comprising of a mobile home, collection of useful buildings and polytunnels, all situated within a compact parcel of pasture land with some woodland

- Excellent location between the hamlets of The Hendre and Newcastle •
- Private position • Mobile home • Workshop, barn and polytunnels •
- Services connected • Market garden area with grazing fields and woodland •
- In all approximately 20.49 Acres (8.29 Hectares) •



# Middle Crwys

The Hendre, Monmouth, Monmouthshire, NP25 5NL

A very unique & appealing smallholding property. Middle Crwys comprises a mobile home, collection of agricultural/market garden buildings, along with an extensive marketing gardening area, orchard and a ring fenced parcel of three grazing pasture fields, and attractive area of deciduous woodland.

The Hendre - 1.5 miles

Newcastle - 2 miles

Monmouth - 5.5 miles

- Excellent location and private position
- Mobile home
- Services connected
- Workshop, agricultural pole barn and polytunnels
- Significant potential for agricultural, market gardening, equestrian or recreational uses (subject to any necessary consents where applicable)
- In total approximately 20.49 acres (8.29 hectares)

## Location & Situation

Middle Crwys is located in eastern Monmouthshire between the hamlets of The Hendre and Newcastle. The site enjoys a private position, with stunning views to the west. Middle Crwys is accessed via its own entrance, off a no-through track, adjoining the Council Lane.



## Description

Middle Crwys comprises a mobile home and collection of outbuildings, which include a useful four bay pole barn agricultural building, concrete block workshop garage building and several polytunnel frames with market garden growing area. A recently planted Orchard contains Welsh varieties of Apple, Plum & Pear.

There are three principal field enclosures which wrap around the mobile home building, comprising of good grazing pasture fields which are gently sloping to the western aspect. A parcel of deciduous woodland plantation which has been managed for firewood production also exists to the western boundary. In all the land extends to approximately 20.49 acres (8.29 hectares).

## Planning

No planning consent has been sought for the mobile home on-site, however this has been occupied continuously by one of the vendors

as their residence for the last five years. It is for any interested parties to make their own enquiries to any potential possibility of securing the mobile home occupation on the site through a Certificate of Lawful Existing Use/Development (CLEUD). It is understood that a Planning Application for a 'One Planet' development dwelling has been submitted for the site, however is currently undetermined.

It is understood an Overage Clause currently exists, which captures 1/3 of any uplift in value provided by any planning consent for a formal change of use from any agricultural use. It is understood that this Overage Clause is in place for a period of 50 years commencing from May 2008.

## Services

Electricity, mains water and telephone/broadband are connected to the site.



## Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing wayleaves, easements and any public/private rights of way, whether they are specifically referred to in these particulars or not.

## Sale Method

The property is offered for sale by Informal Tender. The Tender Form is available from the selling agent's office and website. The tender deadline is midday 2nd June 2017. The vendor reserves the right to not accept the highest, or any, of the tenders submitted, or for the land to be sold by any other method.

## Viewings

Viewings by appointment through the selling agents.



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