



New House Barn

New House Farm, Penrhos, Raglan, Usk, Monmouthshire

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

- Beautiful location and position • Detached traditional stone barn •
- Planning consent for conversion and extension • Independent access from highway •
- Steel framed building & grazing paddock • Extending in total to approximately 1 acre •



New House Barn

New House Farm, Pant Lane, Penrhos, Raglan, Usk, Monmouthshire NP15 2LQ

A superb and unique development opportunity providing for the conversion of a detached traditional stone barn, located in beautiful open countryside within central Monmouthshire.

New House Barn is offered with planning consent for the conversion and extension of the existing barn to form a two/three bedroom character residence.

The planning consent also provides for an independent new access drive from Pant Lane. The barn is offered with an existing steel framed building and adjoining grazing paddock.

Raglan - 4.8 miles

Monmouth - 7.5 miles

Abergavenny - 8.5 miles

Usk - 11 miles

Location & Situation

New House Barn enjoys an excellent central Monmouthshire location in the heart of unspoilt beautiful countryside. The Barn is situated on the edge of the farmstead of New House Farm, in an elevated position, to enjoy superb views to the southern aspect.

An independent access will serve New House Barn from Pant Lane. The hamlet of Penrhos has a thriving local community, with the hamlets of Tregare, Bryngwyn, Dingestow and Llanarth all a short distance away.

Given its excellent location, the network of country lanes from Penrhos provides easy access in all directions of the county. Road connections are good with the A40/A449 at Raglan and B4233 at Llantilio Crossenny providing direct access to the A40 at Monmouth and A40/A465 at Abergavenny.

Description

New House Barn is sold with the benefit of a planning consent for the conversion of existing barn, and also the construction of two new single storey extensions, to provide for an attractive rural residence, once the development is completed. Many of the traditional character features are set to be retained.

The proposed accommodation (Floor Plans displayed opposite) is principally set out on the ground floor, which comprises an open plan kitchen/living area; dining room; utility room with cloakroom and two double bedrooms.



A staircase to the first floor offers mezzanine accommodation, with part reduced head height, however with potential for utilisation for additional accommodation, subject to all necessary compliance with Building Regulations.

An attractive enclosed private courtyard is set to be created to the north of the property, with a spacious garden curtilage consented to the southern aspect. There are currently two steel framed buildings situated to the south of The Barn. The lean-to building adjoining The Barn is set to be removed, with a very useful steel portal framed 3 bay building set to be retained under the proposed plans. This is anticipated to be of importance to any purchaser during the construction/conversion works.

A spacious garden area can be landscaped to the south and east of The Barn, which adjoins a compact grazing paddock offering excellent amenity potential, especially for equestrian grazing.

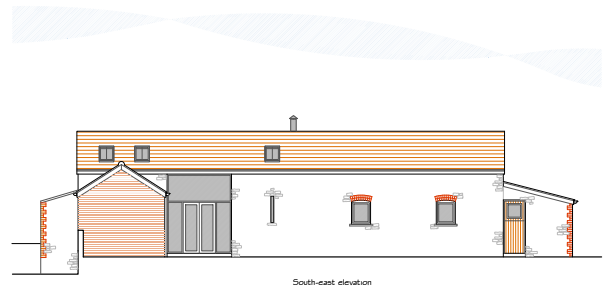
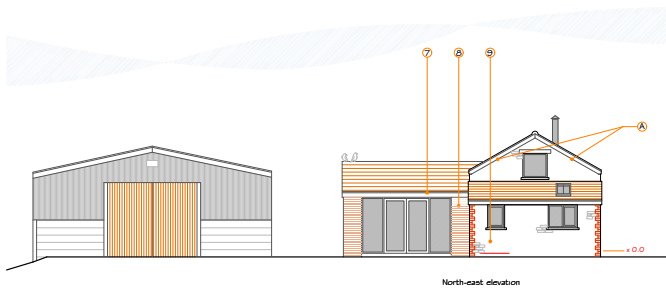
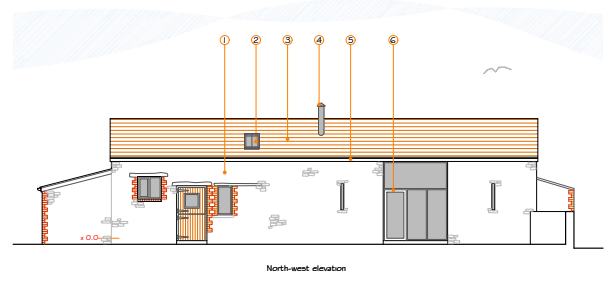
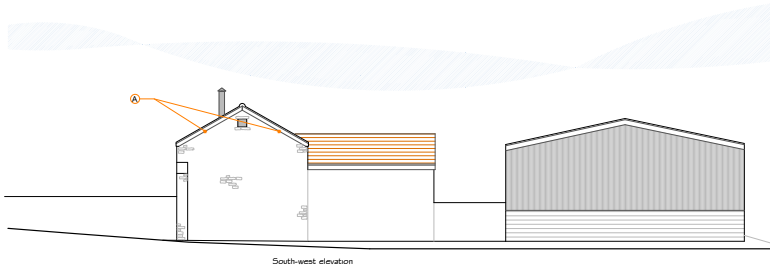
In all New House Barn extends in total to approximately 1 acre (0.39 hectare).

Planning Information

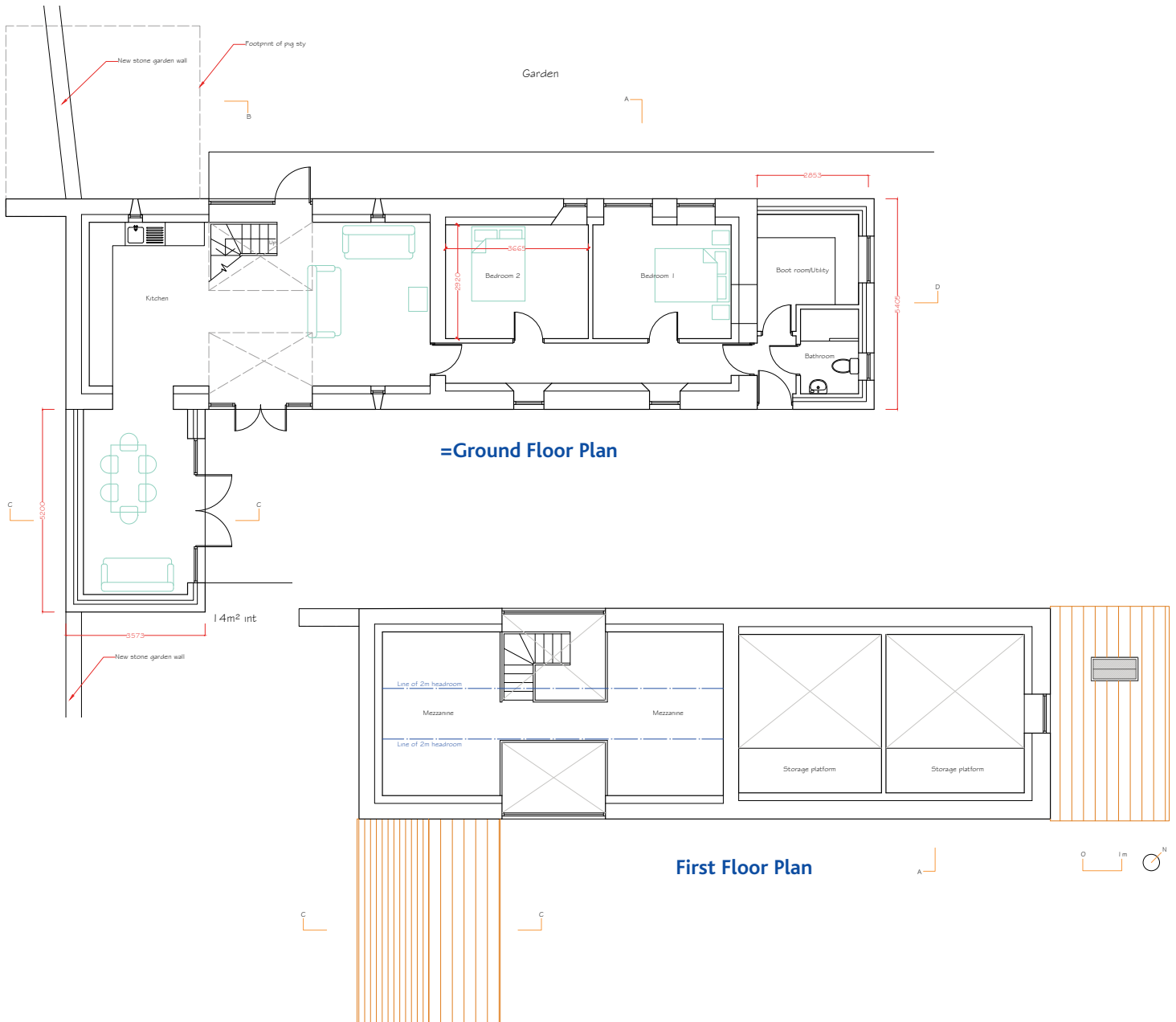
Planning Consent was granted under Planning Application No. DC/2016/01052 for the Change of Use, Conversion and Extension of The Barn to a single residential dwelling. This also provides for the alteration of the existing highway access for construction of a new independent twin strip stone access track for the proposed dwelling. 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. A Section 106 Agreement has been completed in respect of the Affordable Housing Commuted Sum that may be due if an exemption to this is not achieved. Further details available from Powells.



Proposed Elevation Drawings



Proposed Floor Plans



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Services

No mains services are directly connected to New House Barn, however electricity and mains water are currently connected at New House Farm. It is envisaged that any new service connections will either be connected from the existing farmstead, or the council highway and bought along the route of the new access track. The Vendor will provide all necessary consents for the connection of any services. It is for any potential purchaser to make their own enquiries in relation to the connection of all services/utilities. Foul drainage to independent private system.



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. A Private Right of Way will be granted to the Purchaser over the new access track, where this crosses over the Vendors retained land.

Sale Method

New House 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 hamlet of Penrhos adjacent to Penrhos Church (Postcode NP15 2LE) proceed north along the Lane, passing Lam Rim on the left and a minor lane on the right hand side.

Continue past a collection of agricultural buildings on your right hand side, which form part of Pentwyn Farm and continue until the junction with another Lane.

Turn left and then after a short distance at the grass triangle, turn right, signposted 'Onen'. Proceed past Elms Farm on the right and New House Farm can be found approximately 1/3 mile on the right hand side. Postcode NP15 2LQ.

A For Sale Board has been erected.



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

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