



CEFN GARW BARNs

THE HENDRE | MONMOUTH | MONMOUTHSHIRE





CEFN GARW BARNS

THE HENDRE | MONMOUTH
MONMOUTHSHIRE | NP25 5EP

CEFN GARW BARNS IS SITUATED IN ROLLING MONMOUTHSHIRE COUNTRYSIDE AT 'THE HENDRE' APPROXIMATELY 6 MILES WEST OF THE BORDER TOWN OF MONMOUTH. THE SITE ENJOYS A TRANQUIL SITUATION AND POSITION.

Cefn Garw Barns offers an extensive traditional complex of stone barns and exciting courtyard development project. The site is set in a beautiful setting and position, close to 'The Rolls of Monmouth Golf Complex'. Planning consent has previously been granted for the conversion of the courtyard into three detached residential dwellings. The traditional barns are full of character and enjoy stunning views over the surrounding countryside.

Superb location and accessibility • Beautiful setting and position within The Hendre
Good commuting links via A40 to M4/M5/M50 • Attractive traditional courtyard complex of stone barns with wealth of character • Planning consent previously granted for conversion to three individual detached dwellings
Additional paddock included in curtilage • In all approximately 2.8 acres

Courtyard Complex comprises;

Unit 1 – Three bedroom Two Storey Dwelling Proposed

Unit 2 – Three Bedroom Two Storey Dwelling Proposed

Unit 3 – Four Bedroom Three Storey Dwelling Proposed

Monmouth 6 miles • Abergavenny 14 miles • Newport 22 miles
Bristol 43 miles • Cardiff 35 miles
(all distances are approximate)

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

Cefn Garw Barns are situated in a beautiful location surrounded by the stunning countryside of Monmouthshire. The barns once developed will certainly offer sought after rural residences, ideally located for commuters or local families.

There are easy connections to the main road network with the historic border town of Monmouth being only six miles away. The 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.

CEFN GARW BARNs

The courtyard complex provides for a compact and attractive courtyard development project. The detached Barns are well configured around a central courtyard and have strong architectural traditional features with each being configured individually in size and style.

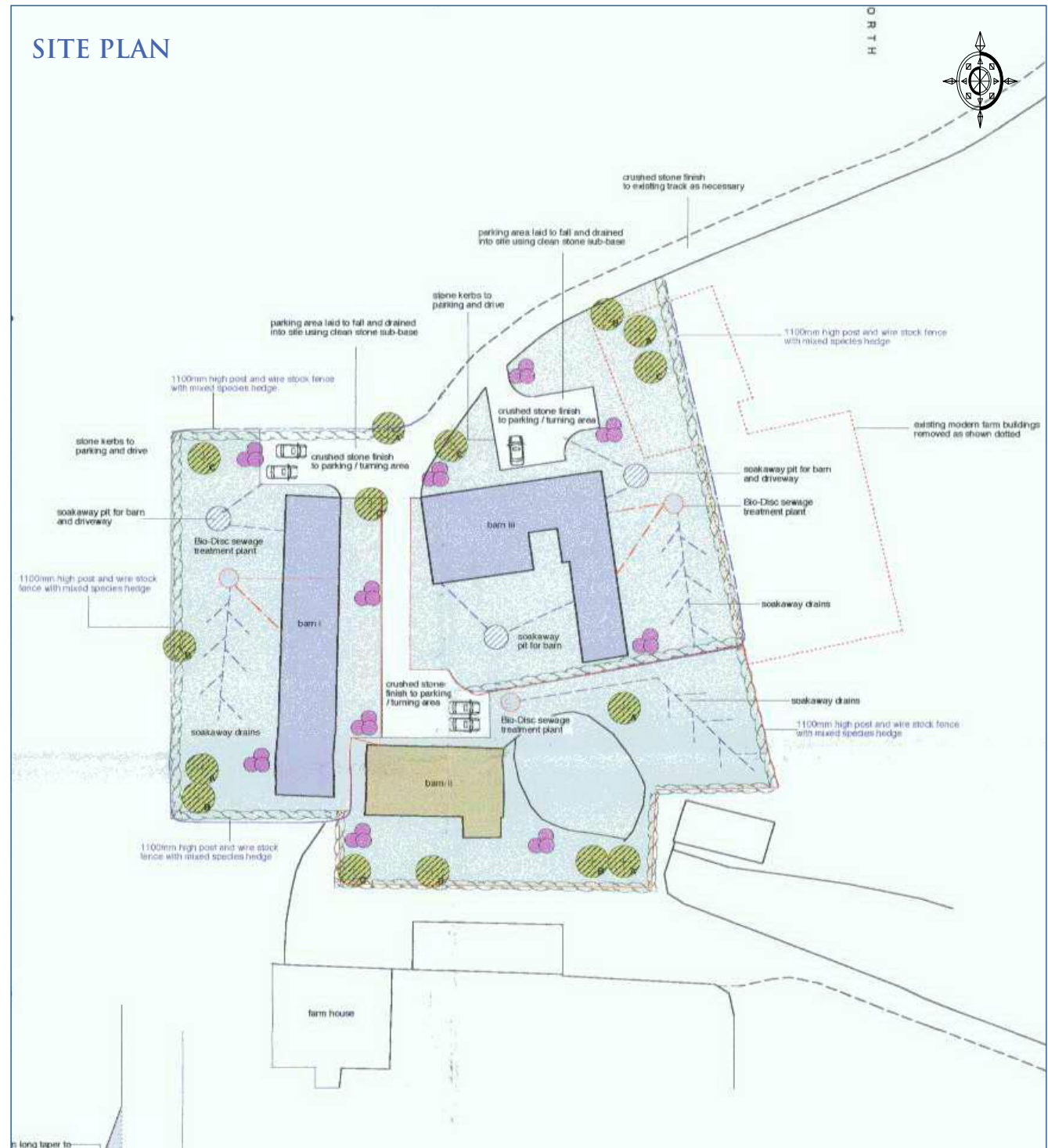
The site provides an opportunity for a developer to develop out a stunning courtyard development of three residential dwellings conserving the wonderful character of the Barns. 'The barns are considered to be of great appeal to the market once converted, particularly due to the sought after location and situation.

PLANNING STATUS

Planning Consent for Cefn Garw Barns was achieved under Planning Application No. M8784 for Units 1 & 3 on the 26th September 2003 and Planning Application No. DC/2009/00243 for Unit 3 on the 2nd September 2009. A full copy of the Planning Consent Decision Notices is available from the Selling Agents.

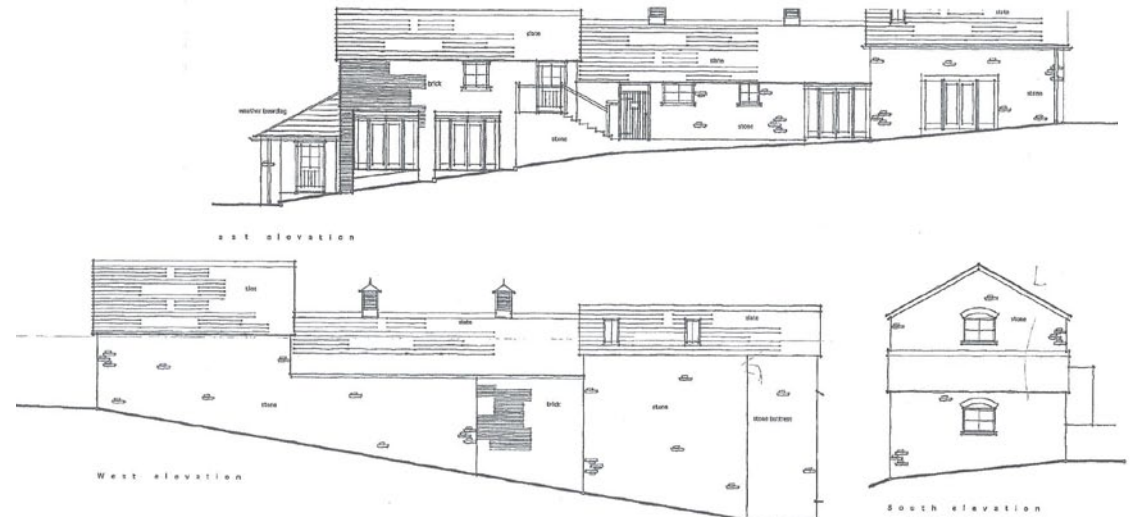
The current vendors of the site have applied for a Certificate of Lawful Development for Units 1 & 3, however the consent for Unit 2 has since expired. Any developer is to make and rely upon their own planning enquiries.

SITE PLAN

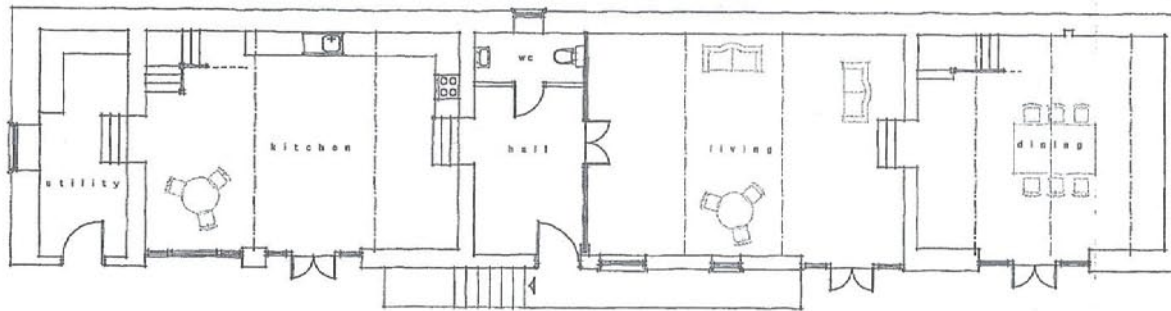




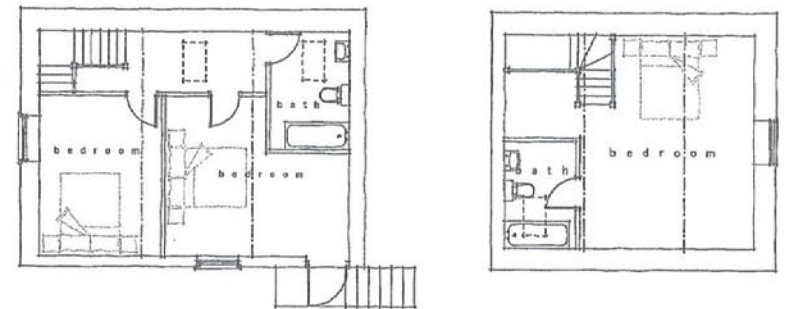
UNIT 1 ELEVATIONS



UNIT 1 PROPOSED FLOORPLAN



Ground floor plan as proposed



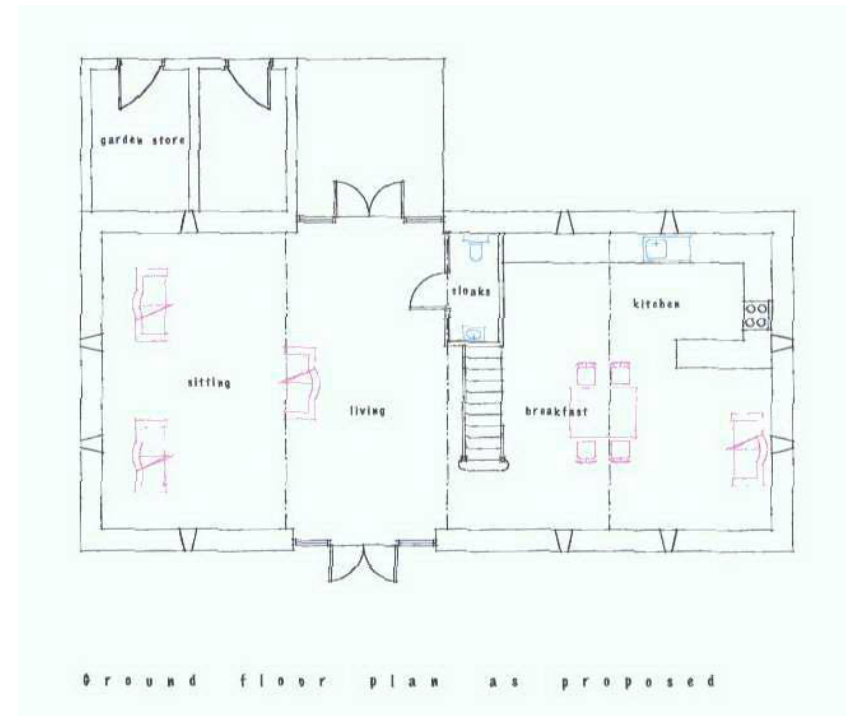
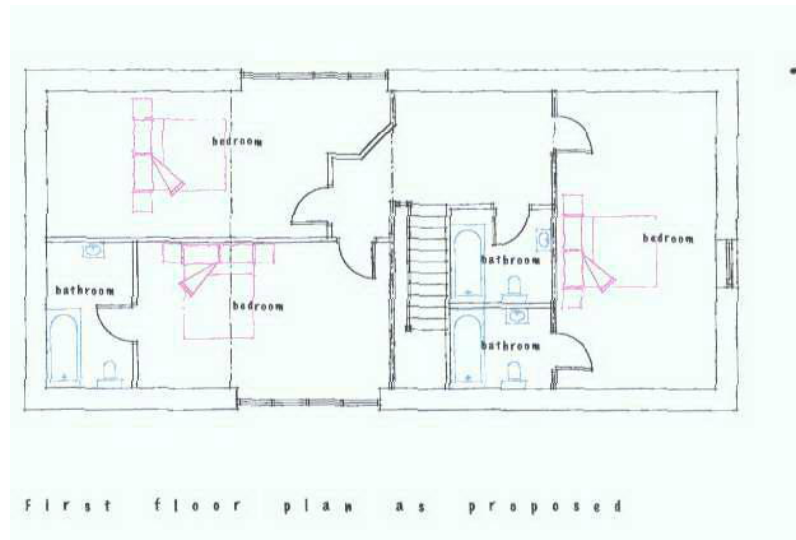
First floor plan as proposed



UNIT 2 ELEVATIONS

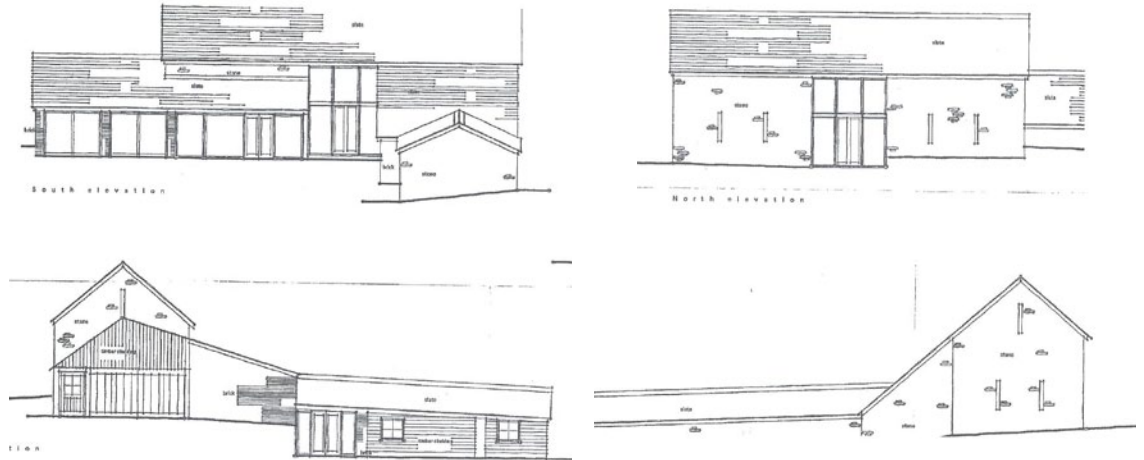


UNIT 2 PROPOSED FLOORPLAN

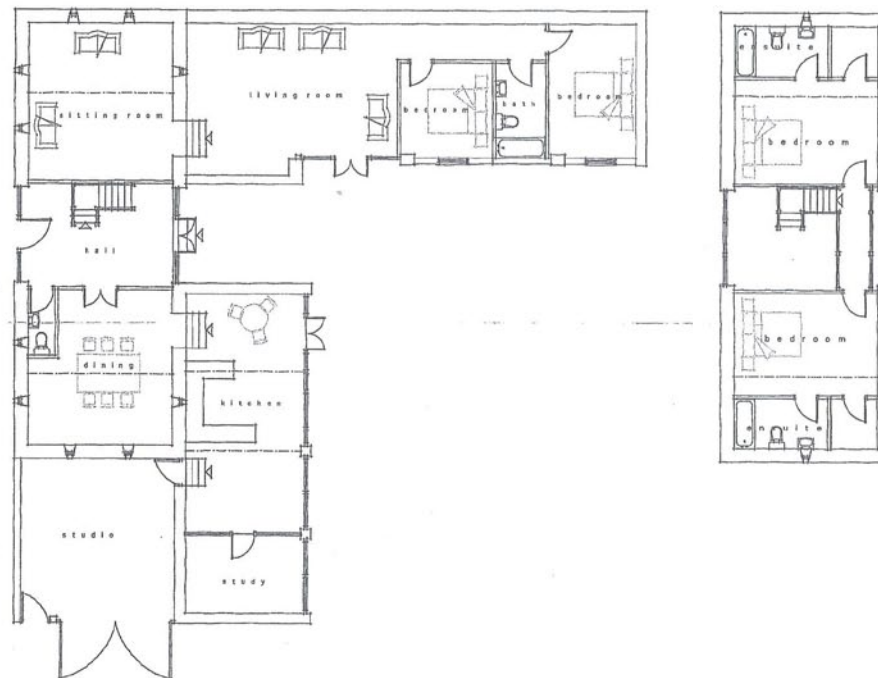




UNIT 3 ELEVATIONS



UNIT 3 PROPOSED FLOORPLAN



KEY INFORMATION

Services: Any interested parties are to make, and rely upon their own enquiries, regarding any utility or service connections to the site.

Wayleaves, Easements & Rights of Way: There is a section of shared access driveway with Cefn Garw Farmhouse which the site has a right of access over.

Local Planning Authority: Monmouthshire County Council.
Telephone: 01633 644880.

Viewings: Strictly by appointment with the selling agents. The Vendors have undertaken all mitigation works they consider reasonable to make the site as safe as possible for viewings. As a development site of redundant traditional stone buildings it is not possible to eliminate all hazards. Please exercise due care and attention when viewing the site and do not stray from the courtyard. All parties viewing the site do so at their own risk.

Directions: From Monmouth take the B4233 road towards Rockfield. Continue along this road for approximately 4.1 miles until you reach The Rolls of Monmouth Golf Club at The Hendre. Take the left immediately after the Golf Club turning and follow this lane, keeping right at the bend signposted 'Tregare & Raglan'. Continue until you reach a grass triangle, taking the right hand turning. The barns will be found a little way along an access driveway on your left after a short distance, as denoted by our For Sale board.

Powells Chartered Surveyors, Land & Estate Agents
Singleton Court Business Park
Monmouth
NP25 5JA
Telephone: 01600 714140
Email: enquiries@powellsrural.co.uk
www.powellsrural.co.uk



IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relating to the property may change without notice. Particulars prepared January 2018.