



CEFN LLOGELL FACH

Blacksmiths Way, Coedkernew, Newport, NP10 8TR



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A rare opportunity to purchase a well-positioned smallholding situated between Newport and Cardiff. Cefn Llogell Fach comprises a detached three-bedroom dwelling, a range of farm buildings and agricultural land extending to approximately 19.35 acres (7.82 ha).

- Three Bedroom Detached Dwelling
- Rural Location
- Modern Outbuildings
- 15 Looseboxes and Tack/Store Room
- Ring Fenced Block of Pasture Land
- Far-reaching Views Across the Severn Estuary
- Accessed Via Shared Private Lane
- Excellent Transport Connections
- Suitable for Agricultural, Equestrian or Amenity Uses (Subject to Planning)

GUIDE PRICE: £750,000

Court Barn, West End
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SITUATION

Cefn Llogell Fach is located within the community of Coedkernew, between the hamlet of Castleton and the larger suburb of Newport known as Bassaleg. The property benefits from excellent transport links being located on the urban fringes of Cardiff and Newport.

The property is closely situated to the A48 (less than 1 mile) and Junction 28 of the M4 Motorway Network being only 1.5 miles. The cities of Newport, Cardiff and Bristol are all within an hour's drive of Cefn Llogell Fach with connections to the mainline trains found at Newport Train Station just 4.8 miles from the property.

DESCRIPTION

The property is set within a total plot of approximately 20.04 acres (8.11 ha) and comprises a spacious dwellinghouse with three double bedrooms and newly fitted shaker style kitchen,, a range of modern outbuildings which include stabling facilities and agricultural land all contained within a ring-fenced block.

The property is accessed via a shared private lane off Blacksmiths Way and occupies an elevated position with extensive views over Newport and the Severn Estuary. The accommodation provided at Cefn Llogell Fach briefly comprises as follows;

Ground Floor:

Hallway
Living Room – 8.49m x 3.86m
Kitchen/Diner – 4.85m x 3.61m
Rear Hallway
Utility – 2.79m x 2.26m
Downstairs WC

First Floor:

Landing –
Bedroom 1 – 5.23m x 3.89m Max
Bedroom 2 – 3.43m x 2.54m
Bedroom 3 – 4.80m x 2.34m
Family Bathroom

BUILDINGS

To the south east of the dwelling house at Cefn Llogell Fach are a range of modern agricultural buildings which have previously been utilised for equestrian purposes. There is a

large Dutch barn with two lean-to elements (20.78m x 9.05m Max) located to the eastern and western elevations all clad with corrugated sheet cladding.

A further fully enclosed steel portal frame building (15.05m x 12.24m) is provided with lower blockwork walls, individual blockwork looseboxes, concrete floors and corrugated sheet cladding.

There is a large yard area (approximately 25.52m x 22.50m) located immediately to the south of the buildings.

A further useful mono-pitch timber storage building (9.24m x 7.27m) is located to the south of the range of buildings. This building is enclosed on the northern, southern (part) and western elevations and includes earth floors.

These buildings may provide opportunities for alternative uses subject to the necessary planning consents being obtained.

LAND

The land at Cefn Llogell Fach extends to approximately 19.35 acres (7.82 ha) and is contained within one ringfenced parcel which surrounds the dwelling house.

The land is divided into 8 well-proportioned enclosures, all currently down to grass with the exception of a small wooded area to the south western extent of the land. The land is generally level to gently sloping in a southerly direction however offers useful enclosures to support an equestrian enterprise on the holding.

The land has been mown and grazed and is generally in good heart. Boundary treatments including post and wire and post and rail fencing and mature hedgerow boundaries. While some of the fencing requires patch repairs it would be considered stockproof.

SINGLE PAYMENT ENTITLEMENTS & ENVIRONMENTAL SCHEMES

While eligible for the Basic Payment Scheme, the land has not been claimed in May 2022 and no Entitlements are available as part of this sale. We are not aware that the property is included as part of any agri-environmental schemes.

SERVICES

The dwelling house benefits from mains connections. The water connection is on a separate submeter and gas connections are provided from the neighboring property Cefn Llogell. Water and electricity connections to the land and buildings are available. Prospective purchasers are advised to make their own enquiries with the relevant providers for individual connections.

EASEMENTS, COVENANTS & RIGHTS OF WAY

The property is sold with any rights, easements or incidents of tenure which may affect it.

DIRECTIONS

When heading south west from Newport along the A48, at the 2nd roundabout at Imperial Park, take the third exit onto Blacksmiths Way. Continue along Blacksmiths Way for approximately 0.3 miles and take the single-track lane on the right signposted Treetops. Continue along this lane for 1 minute, passing under the M4 Motorway and the driveway entrance to Cefn Llogell Fach can be found on your left-hand side.

When using the Mobile App; What Three Words **munch.define.pump**

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Cefn Llogell Fach Council Tax Band is Band E.

ENERGY PERFORMANCE CERTIFICATE

Cefn Llogell Fach has an EPC of E.

LOCAL AUTHORITY

Newport City Council 01633 656656

VIEWING

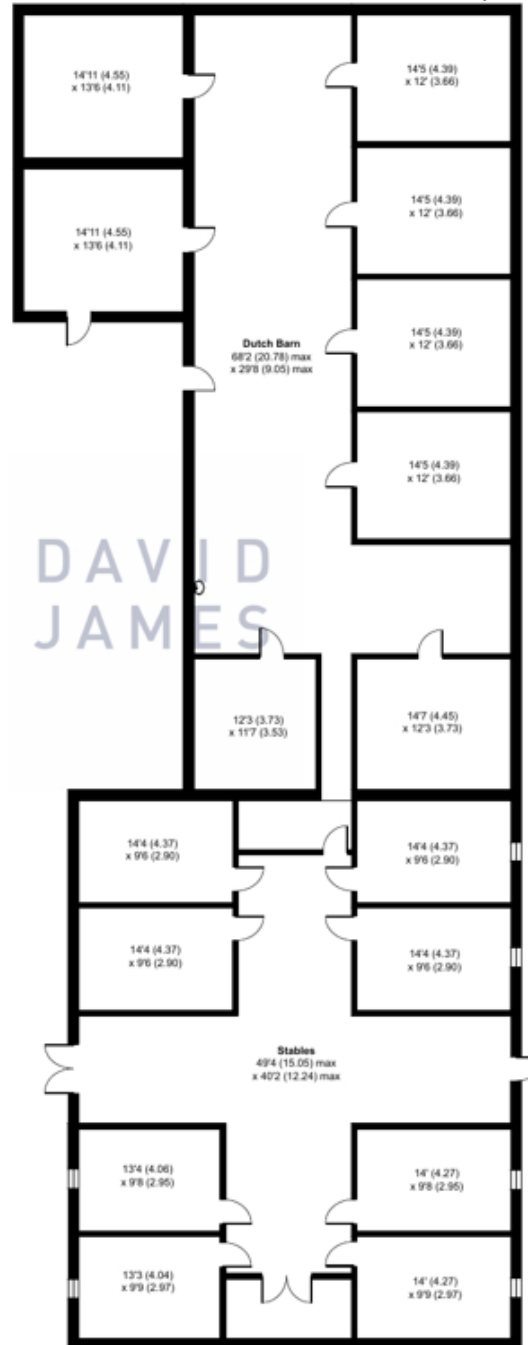
Strictly by appointment with the Agents: David James, Telephone our Magor Office: 01633 880220

GUIDE PRICE

£750,000 (Seven Hundred and Fifty Thousand Pounds)

Ref: 6753

Date: September 2022



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.







