

**MONMOUTHSHIRE**

Monmouth 1.5 miles. Ross-on-Wye 10 miles.

**A SUBSTANTIAL STONE BARN WITH PLANNING CONSENT  
FOR CONVERSION INTO A THREE BEDROOM DWELLING WITH TWO  
BEDROOM ANCILLARY ACCOMMODATION**

**NEWTON HALL BARN  
NEWTON COURT LANE  
DIXTON  
MONMOUTH  
NP25 3SP**



with

**0.80 ACRE**

**FOR SALE BY PRIVATE TREATY**

**PRICE GUIDE: £300,000**

## **GENERAL REMARKS AND STIPULATIONS**

(which where applicable shall be deemed part of the Conditions of Sale)

### **AUCTIONEERS NOTES**

- Excellent unspoilt yet accessible rural location on a hillside northeast of Monmouth
- Substantial Period Stone Barn
- Planning Consent for conversion into 3 Bedroom Residence and 2 Bedroom Ancillary Accommodation
- 0.80 Acre Land.

### **SITUATION**

Newton Hall Barn occupies a rural location off Newton Court Lane about 1.5 miles from the centre of the town of Monmouth.

Monmouth contains a wide selection of shopping, recreational and educational amenities including the world-famous Haberdashers Public Schools.

The property lies about 0.75 mile from the A449 trunk road which, linking up with the M50 and M4 ensures excellent road communications throughout the United Kingdom. The cities of Bristol and Cardiff are easily accessible by road in under one hour.

### **DIRECTIONS**

From the Dixton roundabout take the A449 Ross-on-Wye Road for about half a mile and then turn left into Newton Court Lane. Proceed along this road for about 0.64 mile and the barn will be found on the right-hand side of the road.

### **POST CODE**

NP25 3SP.

### **TENURE**

The property is freehold and offered with vacant possession upon completion.

### **SERVICES**

Mains Electricity is available for connection. The purchaser will be required to install their own private borehole water supply.

The proposed drainage system is a new sewage treatment plant which will be sited in the courtyard to the east of the barn. The cost of this will be shared with the owners of the adjacent Newton Hall.

### **LOCAL AUTHORITY**

Monmouthshire County Council, County Hall, The Rhadyr, Usk, Monmouthshire, NP15 1GA. Tel: 01633 644644.

### **BOUNDARIES**

The purchaser will be responsible for erecting and maintaining a pet and stock-proof boundary around the site within three months of purchase. Newton Hall retains ownership of the courtyard up to the barn with 3-foot access for Newton Hall Barn to access the barn for maintenance purposes. Newton Hall retains access to the pipe from the well to Newton Hall for maintenance and repair purposes.

### **FIXTURES AND FITTINGS**

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

### **RIGHTS OF WAY, EASEMENTS, ETC**

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

### **TOWN AND COUNTRY PLANNING**

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

### **IMPORTANT NOTICE**

These particulars are set out as a guideline only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

### **VIEWING**

Viewing is strictly by appointment with the sole agents. Tel: 01989 567233 (Ref RBW/TW).



*PARTICULARS OF SALE*

**NEWTON HALL BARN  
NEWTON COURT LANE  
DIXTON  
MONMOUTH  
NP25 3SP**

**A HIGHLY ATTRACTIVE TRADITIONAL BARN WITH CONSENT FOR  
CONVERSION INTO A 3 BEDROOM DWELLING WITH 2 BEDROOM  
ANCILLARY ACCOMMODATION**





## **THE BARN**

The period barn occupies a detached location commanding outstanding views over the Monmouthshire countryside. It is substantially constructed of stone elevations under an interlocking slate and tiled roof which was replaced to a very high standard in 2017. The canopy was reinstated using traditional methods.

## **PLANNING CONSENT**

The Monmouthshire County Council granted consent for:

“Conversion of and alteration to a Period Barn to create one residential dwelling” on 14<sup>th</sup> February 2024. (Application No DM/2022/01473).

## **ACCOMMODATION**

Threshing Barn: this provides 3 bedrooms (one ensuite) with open plan living space on the ground floor. The main part of the threshing barn is at a lower level and utilises the changes in levels to provide first floor accommodation.

Byre: this converts into self-contained additional 2-bedroom accommodation which is ancillary to the threshing barn.

## **GARDEN GROUNDS**

The property includes a former orchard with pond and hardcore parking area to the west of the barn. There is also a stone and pantile 2 bay Store.

The total area is about 0.80 Acre.

## **FENCING**

The purchaser will be required to erect a stockproof fence between points A – B – C on the attached plan.

**NOTES:**  
 1. All dimensions are in meters unless otherwise specified.  
 2. The floor level is indicated by the symbol  $\square$  with the number 0.00.  
 3. The ceiling height is 2.70 meters.  
 4. The walls are 200 mm thick.  
 5. The doors are 900 mm wide and 2000 mm high.  
 6. The windows are 1200 mm wide and 1800 mm high.  
 7. The stairs are 1000 mm wide.  
 8. The floor is finished with tiles.  
 9. The walls are finished with plaster and paint.  
 10. The ceiling is finished with gypsum board and paint.

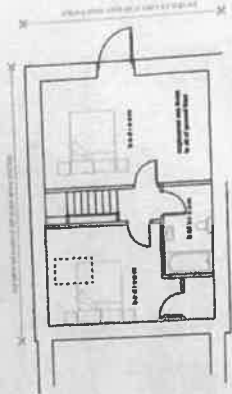


FIGURE 1: BEDROOM BATH

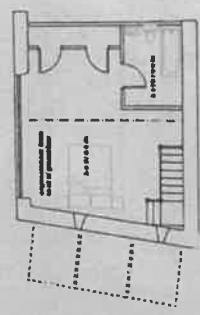


FIGURE 2: BEDROOM BATH

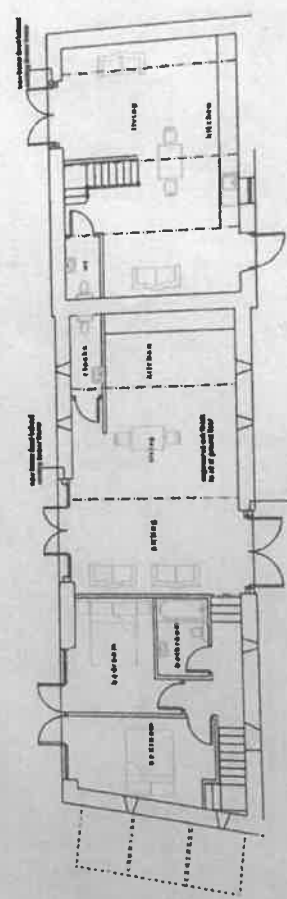
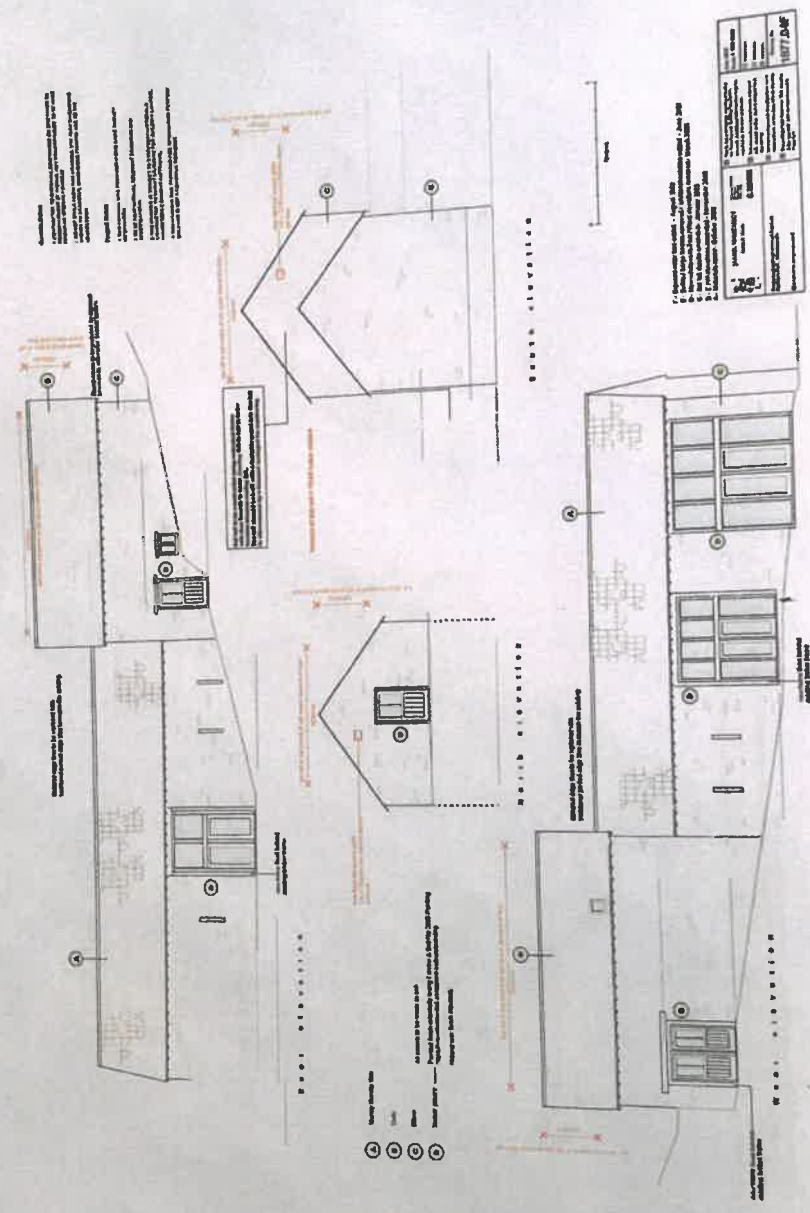


FIGURE 3: GROUND FLOOR PLAN

Dr. David M. Smith, BSc Architectural Designer		Project No. 1000000000	Date 10/10/2020
Client Name Mr. John Smith	Project Name Residential	Location 1000000000	Drawing No. 1000000000
Scale 1:100	Drawing Date 10/10/2020	Drawing No. 1000000000	Drawing No. 1000000000



1. The contractor shall be responsible for the supply and installation of all materials and workmanship shown on the drawings and shall be responsible for the quality and quantity of the work.

2. The contractor shall be responsible for the safety of the work and shall be responsible for the protection of the existing structures and services.

3. The contractor shall be responsible for the completion of the work within the specified time and shall be responsible for the payment of the contract price.

4. The contractor shall be responsible for the maintenance and repair of the work for a period of one year after the completion of the work.

5. The contractor shall be responsible for the disposal of all waste and debris from the work.

6. The contractor shall be responsible for the payment of all taxes and duties applicable to the work.

7. The contractor shall be responsible for the payment of all insurance and bonds required by the contract.

8. The contractor shall be responsible for the payment of all other charges and expenses incurred in the execution of the work.

9. The contractor shall be responsible for the payment of all other charges and expenses incurred in the execution of the work.

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Project Name: _____ Client: _____ Architect: _____ Date: _____	16/11/2016

