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Regulated by RICS



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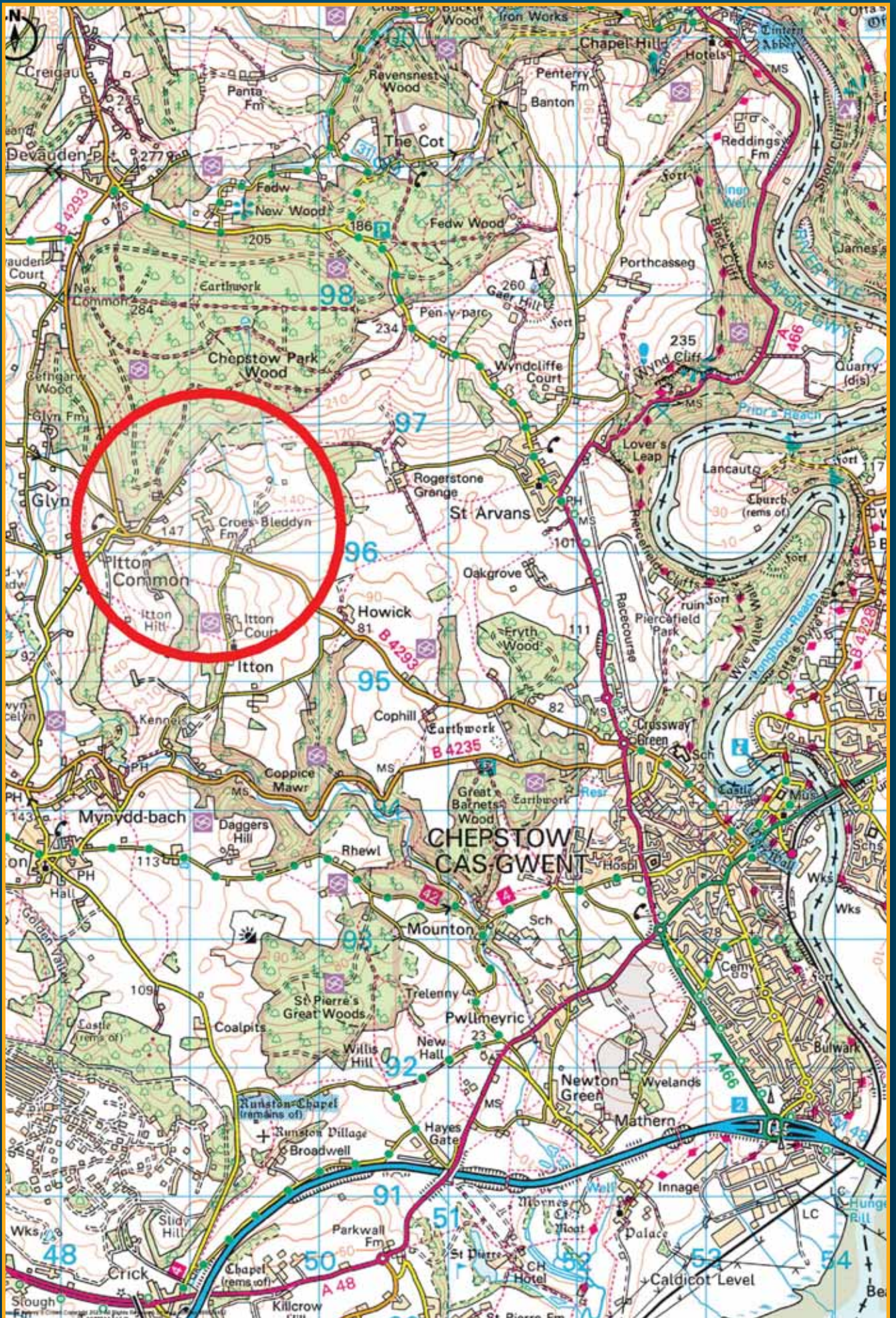


## **Croes Bleddyn Farm, Itton, Chepstow, Monmouthshire**

A Diverse Agricultural and Residential Property Portfolio

About 66 acres in all

For Sale by Private Treaty



# Croes Bleddyn Farm, Itton, Chepstow, Monmouthshire, NP16 6BP

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**Chepstow 3 miles | Central Bristol 20 miles**

*(distances approximate)*

Croes Bleddyn Farm is a diverse agricultural and residential property portfolio comprising an attractive farmhouse and annexe, three residential stone barns, another barn for residential conversion, a range of modern farm buildings, two former free range poultry houses and central packing area, pastureland and amenity woodland extending to approximately 66.14 acres (26.77 hectares) in total.

The property is well positioned for commuters with the national road and rail networks close at hand.

Surrounding the property is the beautiful countryside of the Severn Estuary, the Wye Valley and the Forest of Dean.

There are plenty of country and leisure pursuits close at hand – excellent outriding and walking through nearby Chepstow Wood, hunting with the Curre and Llangibby and the Monmouthshire, racing at Chepstow, and fishing on the rivers Wye and Usk.

The market town of Chepstow has a diverse range of shopping, primary and secondary schools, health, cultural and leisure facilities. Many local community activities take place at the Itton Village Hall which adjoins the property.

The property is situated in a highly sought-after area of Monmouthshire. The rich scenery, the high quality of life and the excellent transport links explains the enormous popularity of this corner of Wales near to the English border.

The property is being offered for sale in 9 lots.

It is anticipated that the property will be offered as shown but the vendor reserves the right to alter, amend, amalgamate, or withdraw lots.



“...a diverse agricultural and residential property portfolio...”

## Lot 1 – Farmhouse and Annexe with land extending to about 1.16 acres.

A three-bedroom stone and rendered house with a slate roof. The property has an adjoining one bedroomed annexe which can be accessed from the main farmhouse.

The present accommodation comprises: -

### The Farmhouse

#### Downstairs

- Cloakroom with WC and Shower
- Entrance Hall
- Utility
- Open Plan Kitchen
- Dining Room
- Entrance Hall
- Sitting Room

#### Upstairs

- Landing
- Bedroom 1
- Bathroom
- Bedroom 2
- Bedroom 3
- Door to Annexe off Landing

### The Annexe

#### Downstairs

- Entrance Hall
- Sitting Room
- Kitchen
- Utility

#### Upstairs

- Landing
- Bedroom
- Bathroom,
- Door to Farmhouse off Landing

See floor plans for further detail.

The heating for the farmhouse is provided by oil and the annexe by propane gas.

Outside there is an enclosed courtyard to the front and grass area to the one side and rear. The whole area amounts to about 1.16 acres (0.47 hectare).

## Lot 2 – Land with Building extending to about 38.67 acres.

A block of gently sloping pastureland including a small area of amenity woodland extending to about 38.67 acres (15.65 hectares) with a five bay covered yard triple span Atcost building with a concrete frame, concrete floor, Yorkshire boarding and under a fibrous cement roof (about 22.5m x 23.0m overall).



### Lot 3 – Land with Buildings extending to about 13.32 acres.

A block of gently sloping pastureland extending to about 13.32 acres (5.39 hectares) with a four bay steel portal frame Shufflebottom covered yard with a concrete floor, box profile sheeting and under a fibrous cement roof (about 18.4m x 13.8m overall). Five bay timber framed and corrugated iron barn with lean to (about 22.3m x 17.5m overall), concrete floor. Former silage pit with concrete pad.

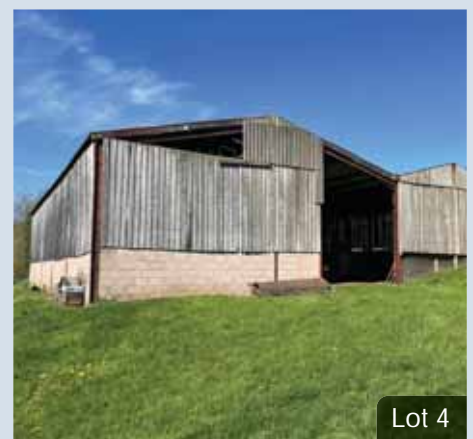
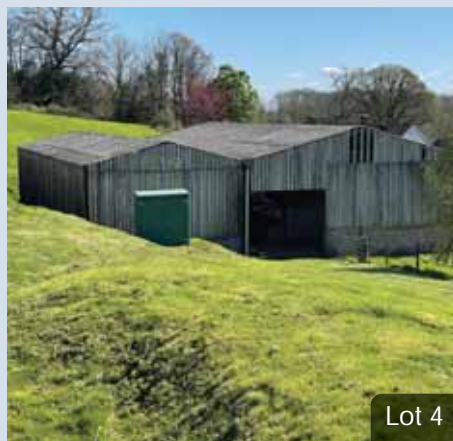


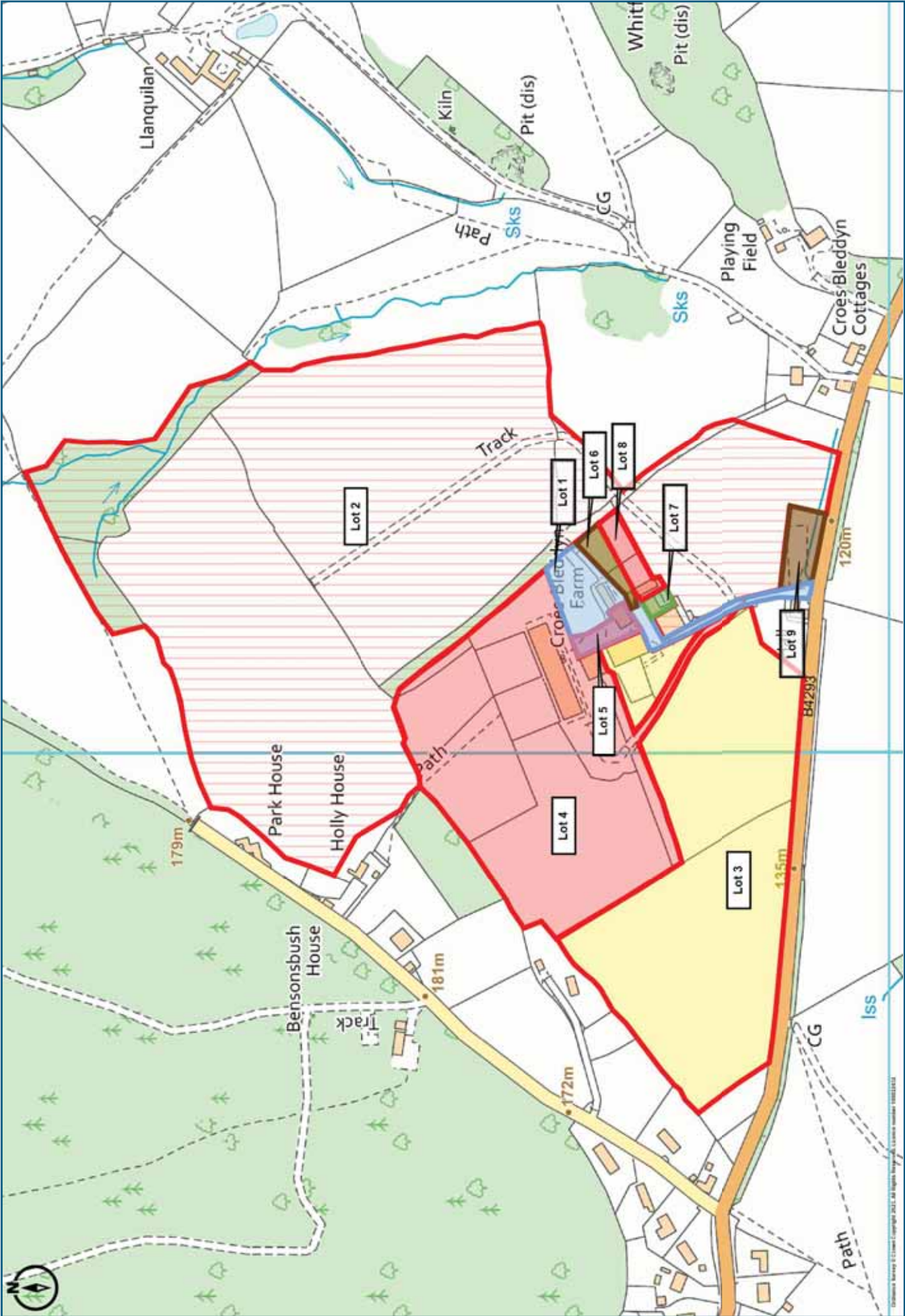
### Lot 4 – Chicken Sheds, Building and Land extending to about 11.49 acres.

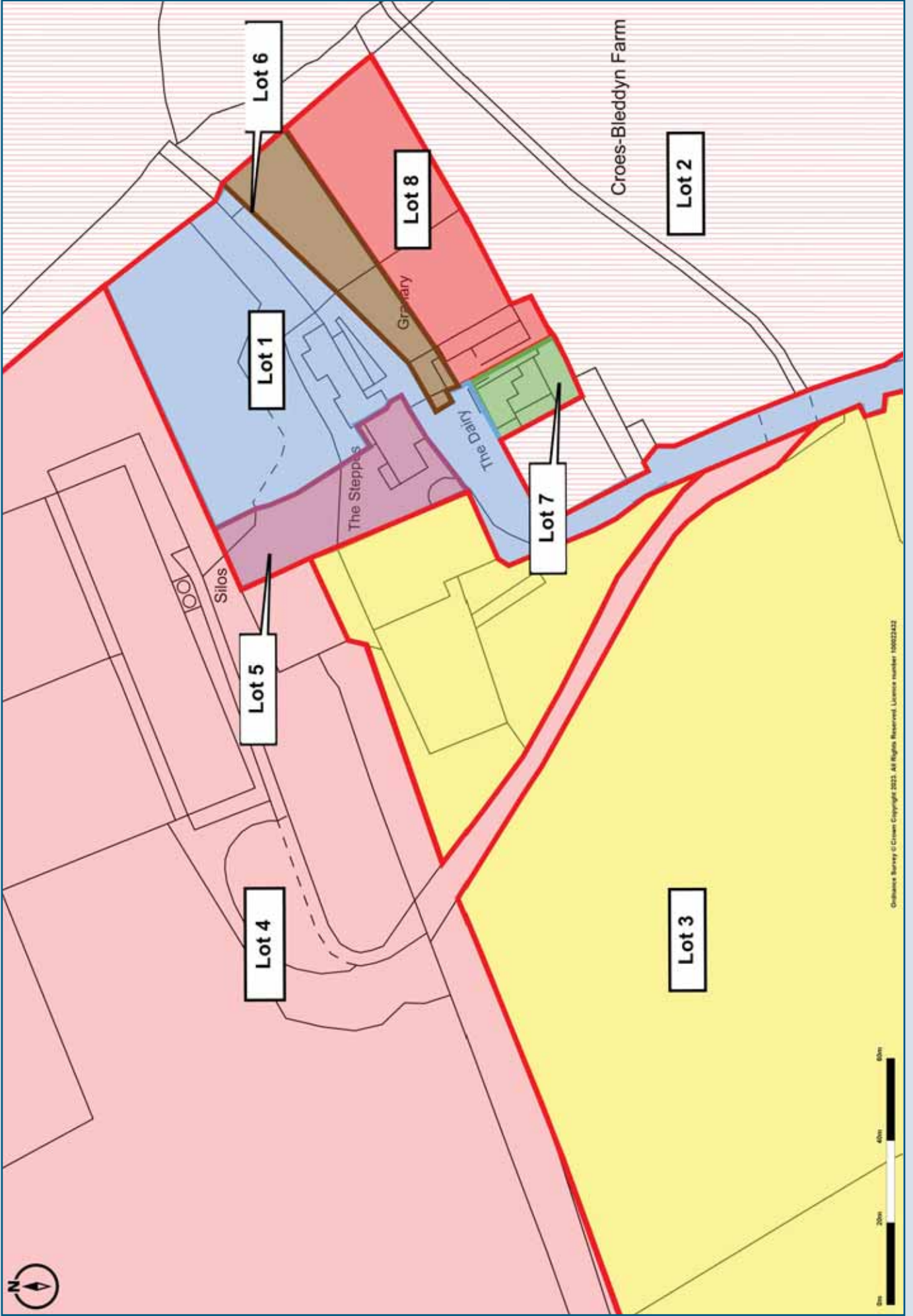
Two former free range single tier timber framed and timber clad chicken sheds. The sheds hold 12,000 birds in total (6,000 birds each side). In the middle is the egg packing area comprising a toilet/shower room and a hand washing facility. Five bay steel portal frame, concrete block, Yorkshire boarding, fibrous cement roof, part concrete floor, twin space building (23m x 18.9m overall). Pastureland and recently planted woodland extending to about 11.49 acres (4.65 hectares).

The egg packing equipment, two outside feed bins, auger and standby generator are available by separate negotiation.

Please note that there are 50kw of solar panels on the roof of the chicken sheds producing electricity and the recently planted woodland is subject to a Tree Planting Scheme. Further details are available from the selling Agent.







## Lot 5 – The Steppes with land extending to about 0.27 acre.

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A substantial converted four-bedroom stone barn with a slate roof partially attached to the farmhouse.

The present accommodation comprises: -

### *Downstairs*

- Entrance Hall
- Cloakroom with WC
- Study
- Dining Room
- Living Room
- Utility

### *Upstairs*

- Landing
- Master Bedroom with ensuite
- Bedroom 2
- Bathroom
- Bedroom 3
- Bedroom 4

See floor plans for further detail.

The heating for the Steppes is provided by oil.

To one side is a car parking area and to the rear is a grass area. The whole area amounts to about 0.27 acre (0.11 hectare).

## Lot 6 – The Granary with land extending to about 0.29 acre.

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Situated opposite the main farmhouse is a two-bedroom converted stone property with a slate roof.

The present accommodation comprises: -

### *Downstairs*

- Open Plan Living Area
- Kitchen

### *Upstairs*

- Landing
- Bedroom 1
- Bathroom
- Bedroom 2

See floor plans for further detail.

The heating for the Granary is provided by oil.

To one side is a car parking area and on the other side is a large garden area. The whole area amounts to about 0.29 acre (0.12 hectare).

## Lot 7 – The Dairy with land extending to about 0.10 acre.

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Situated opposite the Steppes is a principally stone built one bedroom converted property with a slate roof.

The present accommodation comprises: -

- Open Plan Living / Kitchen Area
- Bedroom
- Shower Room

See floor plans for further detail.

The heating for the Dairy is provided by oil.

To the side is a car port and to the rear a courtyard area. The whole area amounts to about 0.10 acre (0.04 hectare).

## Lot 8 – The Old Cow Shed with land extending to about 0.37 acre.

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Between the Granary and the Dairy is the Old Cow Shed.

This property formed part of the planning permission granted for the conversion of barns to three separate dwellings dated 31st March 1998 (Application No. M/1230).

The Granary and the Steppes were converted at that time but not the Old Cow Shed.

The property comprises two partial concrete block and timber buildings under slate and corrugated roofs.

See floor plans for further detail.

To the front is a parking area and to the rear is a grass area. The whole area amounts to about 0.37 acre (0.15 hectare).

## Lot 9 – Car Park with land extending to about 0.47 acre.

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Situated alongside the farm drive and opposite the Itton Village Hall is an area of land that has been used by the Itton Village Hall Committee as a car park on a weekly licence. Further details are available from the selling Agent.

Lot 9 is sold subject to an overage provision whereby if the use of the land changes from being a car park other than agricultural, 30% of the increase in value will be payable to the vendor for a period of 25 years upon the implementation of planning.

The whole area amounts to about 0.47 acre (0.19 hectare).





## Lot 7 - The Dairy



## Lot 8 - The Old Cow Shed



### Services

Mains electricity.

Water – Both mains and private supplies.

Private drainage.

Appropriate easements will be agreed to provide services to the respective lots.

Purchasers of each lot will be responsible for making separate connections to the mains water and electricity supplies, and installing a private drainage system to the satisfaction of the relevant authority, where relevant.

### Access and New Boundaries

Appropriate rights of access over adjoining lots, the erection of new boundary fences and future maintenance obligations will be agreed in respect of the respective lots.

Purchasers will be responsible for making good and/or erecting and maintaining stock proof boundaries of their respective property within one calendar month of completion.

### Energy Performance Certificates

Farmhouse - tbc

The Steppes - tbc

The Granary - tbc

The Dairy - tbc

### Council Tax

Farmhouse - tbc

The Steppes - tbc

The Granary - F

The Dairy - E

### Planning

Interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities relating to the land and buildings to Monmouthshire Council.

### Farm Sale

The right is reserved to hold a sale of machinery and equipment on the property prior to completion.

### Basic Payment Scheme

Entitlements are available by separate negotiation.

### Ingoing Valuation

There will be no ingoing valuation payable and no counterclaim for dilapidations, deduction or set-off.

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings, garden ornaments etc., are specifically excluded but may be available by separate negotiation. The condition of the equipment is not guaranteed, and no warranty or serviceability can be given by the vendor.

### Sporting Rights

The sporting rights over the property are in hand and are included in the sale.

### Timber

All growing and felled timber on the holding at date of completion is included.

## Local Authority and Service Providers

Monmouthshire Council: 01633 644644  
Dwr Cymru Welsh Water: 0800 052 0140  
Electricity: National Grid 0800 096 3080

## 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 into force and also subject to any statutory permission or byelaws without any obligation on the part of the vendor to specify them.

## Rights of Way and Easements

This property is sold subject to and with the benefit of all rights including rights of way (whether public or private), light, support, drainage, water and electricity supplies; and other rights and obligations, easements, quasi-easements and restrictive covenants; and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water or gas or other pipelines whether referred to in these particulars or not.

## Boundaries

Prospective purchasers shall be deemed (the property being available for inspection) to have full knowledge of the boundaries and neither the vendor nor their agents will be responsible for defining the boundaries or ownership thereof.

## Sale Plans, Areas and Schedules

These have been prepared for guidance only and no guarantee or warranty as to their accuracy is given or implied. The position of grid references has been moved for convenience. The scale is only approximate. The areas, field numbers and schedules are based on Ordnance Survey and the Rural Land Register details and are for reference purposes only. Prospective purchasers shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given. In particular, no objection shall be taken by the purchaser to any variation in areas on the deeds.

## Tenure and Possession

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

## Method of Sale

The property will be offered for sale by private treaty.

These particulars are issued solely on the understanding that all negotiations are conducted through the agents Gwilym Richards & Co Ltd.

## Lotting

The vendor reserves the right to alter, amend, amalgamate or withdraw lots.

## Viewing

By prior appointment with the agents. Prospective purchasers should be aware that inspections are made entirely at their own risk and that neither the vendor nor their agent accepts liability.

## Directions

From the Chepstow Racecourse roundabout, take the B4293 towards Devauden. Proceed for 2 ½ miles and after passing through the hamlet of Howick, turn right on to the farm drive signposted Itton Village Hall.

## What 3 Words

launch.costly.custodian

## Important Notice

Gwilym Richards & Co Ltd give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared as a general outline for the guidance of prospective buyers only. They are intended to give a fair and overall description of the property but are not intended to constitute part of an offer or contract.
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10. Plans are not scale and are for identification purposes only.

*Photographs dated April 2023.*

*Particulars dated May 2023.*



Lot 6



Lot 7



Lot 8



Lot 4