



## Ash Grove, Stroath, Chepstow, NP16 7LX

### A rare lifestyle opportunity with huge potential

Farmhouse, two ranges of stone buildings and pastureland in all about 8.09 acres

For Sale by Private Treaty in four lots

## Ash Grove, Rosemary Lane, Stroat, Chepstow, NP16 7LX

Chepstow 4 miles • Lydney 6 miles  
M48 Severn Bridge 6 miles • Central Bristol 21 miles  
(distances approximate)

Ash Grove comprises a traditional stone-built detached house, two ranges of stone outbuildings with potential (subject to planning approval) and three blocks of pastureland extending to approximately 8.09 acres (3.27 hectares) in total.

The property is situated in the pleasant and extremely desirable hamlet of Stroat on the Gloucestershire side of Chepstow.

It is surrounded by beautiful countryside whilst still offering excellent commuting distance via the nearby motorway and rail networks to Bristol, Cardiff, Birmingham, and London.

The property benefits from being in an attractive location overlooking the Severn Estuary between the Wye Valley and the Forest of Dean.

Both the Wye Valley and the Forest of Dean are renowned locations for their beautiful countryside and its rural quality of life. There are many delightful walks with plenty of country and leisure pursuits close at hand including excellent out-riding.

The principal part of the property is split into two blocks by Rosemary Lane with a further block a short distance away, all of which enjoy excellent roadside access.

The property is being offered for sale in 4 lots.

### Lot 1 – Farmhouse, Buildings with land extending to about 1.99 acres

The detached traditional farmhouse occupies an elevated position with panoramic views over the Severn Estuary.

The farmhouse needs further updating and improvement.

The current living accommodation comprises:

#### *Downstairs*

Front Entrance Hall, Pantry, Sitting Room, Kitchen with solid fuel Rayburn, Rear Entrance Hall, Fuel Store, Side Entrance Porch

#### *Upstairs*

Landing, Three Bedrooms, Bathroom

#### *Services*

Mains water, mains electricity, private drainage disposal system.

#### *Outside*

Two ranges of outbuildings principally of stone construction with development potential (subject to planning) some of which adjoin the house and others to the side and rear. Garden.

There are two pasture paddocks to the side of the farmhouse.

The whole area amounts to about 1.99 acres (0.80 hectares).

### Lot 2 - Buildings with land extending to about 2.60 acres

A range of traditional part stone built single storey buildings with potential for alternative uses (subject to planning approval) together with approximately 2.60 acres (1.05 hectares) of pastureland divided into three paddocks with views across the Severn Estuary.

### Lot 3 – Land extending to about 1.29 acres

A block of gently sloping pastureland extending to about 1.29 acres (0.52 hectares). The purchaser of Lot 3 will be responsible for erecting a fence between Lots 3 and 4, marked A – B on the plan.

### Lot 4 – Land extending to about 2.21 acres

A block of useful pastureland adjoining Lot 3 extending to about 2.21 acres (0.89 hectares).

### Directions (NP16 7LX)

Ash Grove is best approached off the B4428 St Briavels / Coleford road at Tidenham Chase by turning into Rosemary Lane. The various lots are situated on either side of Rosemary Lane within a short distance.

## EPC G

### Basic Farm Payments

Basic Farm Payments are not included. However, they may be available through 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

Forest of Dean Council: 01594 810000

Severn Trent Water: 08457 500500

Electricity: 0845 6013341 (Western Power Distribution)

### 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.

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.

### 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 have 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 mis-statement 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.

### Mode 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.

### 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.

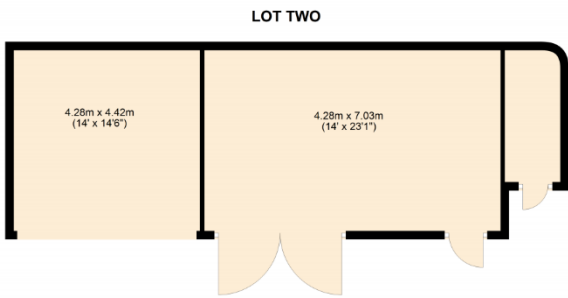
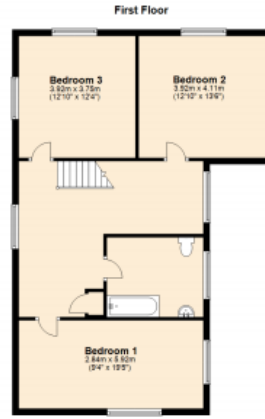
### Important Notice

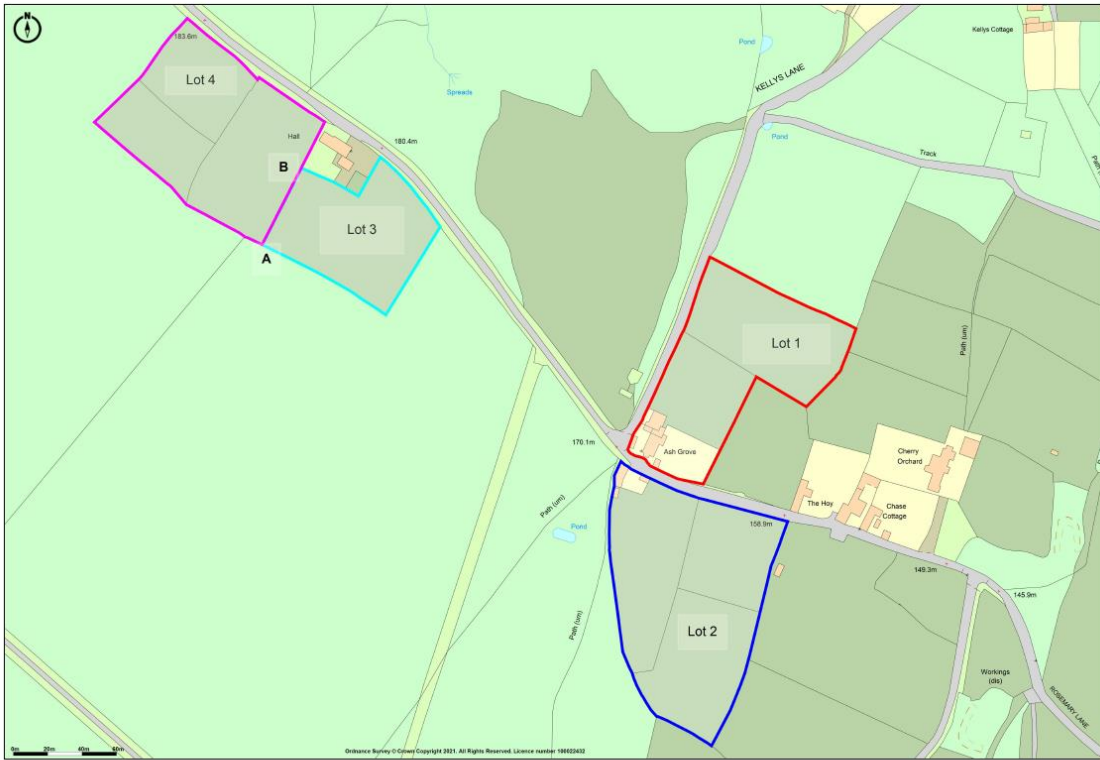
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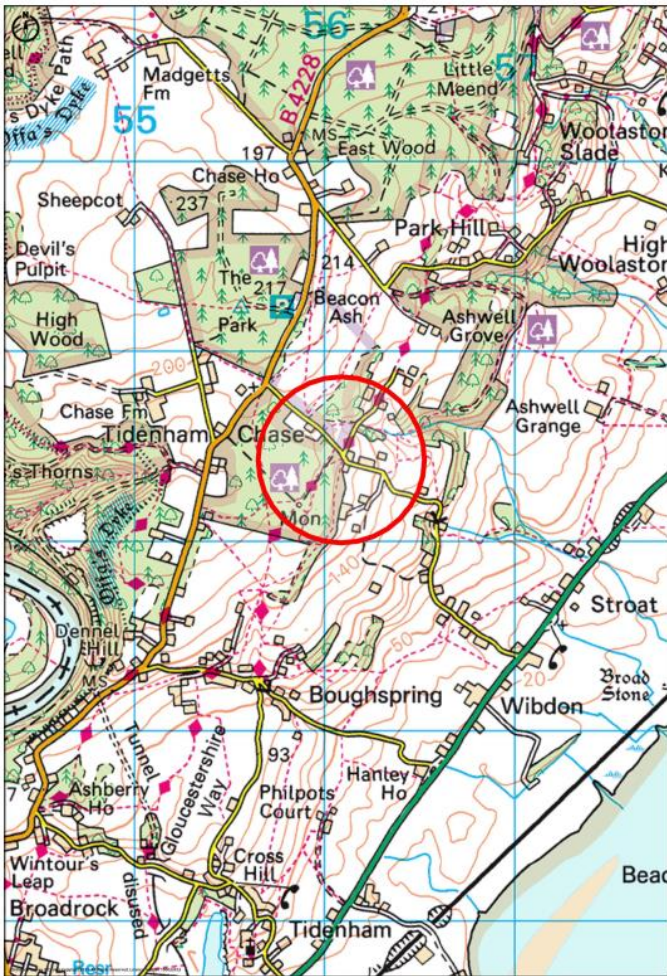
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	16   G	





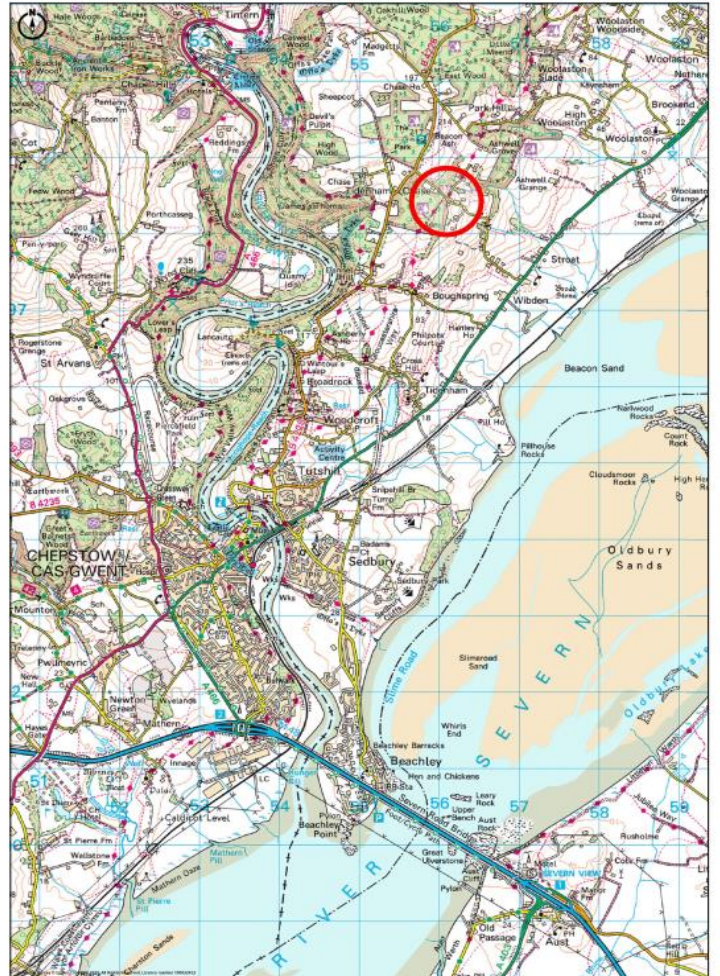
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