By Direction of Messrs Hoggins

MONMOUTHSHIRE

A MOST ATTRACTIVE RESIDENTIAL LIVESTOCK FARM

RED HOUSE FARM
TALYCOED
MONMOUTH
NP25 5HR

A PERIOD FARMHOUSE IN NEED OF RENOVATION
A RANGE OF FARMBUILDINGS

62 ACRES
PRODUCTIVE PARKLAND AND PASTURE LAND

FOR SALE BY PUBLIC AUCTION

at The Chase Hotel, Ross on Wye, HR9 5HL
on Wednesday 14th September 2016 at 6.30 pm

PRICE GUIDE: In excess of £600,000
**GENERAL REMARKS AND STIPULATIONS**
(which where applicable shall be deemed part of the Conditions of Sale)

**PROPERTY SUMMARY**
- Unspoilt secluded rural location between the market towns of Monmouth and Abergavenny
- Period 3 Bedroom Farmhouse in need of refurbishment
- Range of Farmbuildings
- 61.95 Acres mainly level Parkland and Pasture Land
- Considerable potential for development into a highly attractive small farm
- First time on the market for about 70 years
- To be offered as one lot.

**SITUATION**
Red House Farm occupies a delightful unspoilt rural location at Talycoed in Monmouthshire. The property is most conveniently situated between the towns of Monmouth (7 miles) and Abergavenny (8 miles).

In spite of its tranquil location, the property is situated only about 5 miles from the A40/A449 trunk road which ensured excellent communication to South Wales and the South West.

**DIRECTIONS**
From Monmouth take the B4233 Old Abergavenny road passing through Rockfield and Hendre. In the hamlet of Talycoed, after about 6.5 miles turn right into Talycoed Court. Proceed along this road and the farm will be found at the end.

**GRID REFERENCE NO**
SO 420 155.

**POST CODE**
NP25 5HR.

**BASIC PAYMENT SCHEME**
The farm is registered for the Basic Payment Scheme. The entitlements may be available for purchase by separate negotiation.

**SERVICES**
*Electricity:* Mains electricity is connected to the farmhouse
*Water:* Mains water is connected to the property. There is also a private well water supply.
*Drainage:* Drainage is to a private disposal system.

**TENURE**
The property is presumed to be freehold and offered with vacant possession upon completion which is fixed for 26th October 2016.
FIXTURES AND FITTINGS
Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

LOCAL AUTHORITY
Monmouthshire County Council, PO Box 106, Caldicot, NP26 9AN. Tel: 01633 644666.

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.

CONDITIONS OF SALE
The Conditions of Sale will be deposited at the office of the Auctioneers and Vendor’s Solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read at the sale and any purchaser will be deemed to have knowledge of such Conditions of Sale, whether he inspects them or not, and will bid on this understanding. In the event of any variance between these particulars and the Conditions of Sale, the latter shall apply.

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.

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 artists 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.

VENDORS SOLICITORS
Okells Francis Law, Church Row, Ross on Wye, Herefordshire, HR9 5HR. Tel: 01989 762009. Attn. Andrew Morris.

VIEWING
Viewing is strictly by appointment with the Agent: RG and RB Williams, Tel: 01989 567233.
PARTICULARS OF SALE

RED HOUSE FARM
TALYCOED
MONMOUTH
NP25 5HR

THE RESIDENCE

The farmhouse occupies an exceptional and secluded position at the end of its own private driveway.

The residence dates back to the 18th Century and although requires complete refurbishment, offers great potential due to its outstanding location. Construction is brick elevations under a slate roof. The accommodation comprises:

ON THE GROUND FLOOR

Entrance Hall: (approx 5’5” x 4’9”) leading to:

Sitting Room: (approx 12’6” x 15’7”). Carpet, tiled fireplace, night storage heater.

Living Room: (approx 14’1” x 19’7”). Carpet, woodburning stove set in tiled fireplace. Period Elm Staircase to First Floor.

Kitchen: (approx 18’1” x 11’9”). Terrazo tile floor, brown 2 oven oil fired Aga providing hot water supply. Fitted farmhouse style kitchen. Double drainer sink with chrome taps.

Rear Entrance Lobby: (approx 19’5” x 7’5” max).

Shower Room/W.C.: white shower tray with Mira electric shower and close coupled w.c.
ON THE FIRST FLOOR

Bedroom No. 1: (approx 15’9” x 13’8”). Carpet and night storage heater.

Bedroom No. 2: (approx 13’6” x 13’0”). Carpet and night storage heater.

Bedroom No. 3: (approx 7’4” x 6’4”).

Bathroom: Pale blue bathroom suite comprising panel bath with chrome taps and electric shower over. Wash hand basin, W.C. and bidet. Carpet.

Stairs to Attic Space.

OUTSIDE

Mature Garden to rear planted to lawn and trees.

Twin Car Ports at lower ground floor level constructed of concrete block.

Adjoining Stable Block/Byre of stone elevation and corrugated iron roof (approx 16’ x 22’9”).

Store (approx 15’5” x 10’9”) of stone and asbestos construction.

Entrance to Cellar under house.
THE FARM BUILDINGS

The farm buildings are conveniently close to the residence and are a mixture of traditional and modern construction. They comprise:

Dutch Barn (approx 30’ x 20’).

Traditional Byre with Hayloft above (approx 20’ x 15’) in brick and corrugated iron.

Traditional Byre (approx 10’ x 12’6”) in brick and asbestos.

Atcost concrete framed Building (approx 40’ x 45’), cement fibre roof.

Lean to Store (approx 22’ x 19’) of concrete block and corrugated iron.

Parlour Building (approx 37’ x 19’) of concrete block with profile sheet roof.

Tank Room (approx 13’9” x 8’6”).

Dutch Barn (approx 50’ x 30’).

Traditional Stable/Store (approx 40’ x 12’) of stone and corrugated iron construction.

Machinery Store (approx 28’ x 14’) of stone and corrugated iron.

THE LAND

<table>
<thead>
<tr>
<th>OS No</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>0985</td>
<td>1.53</td>
</tr>
<tr>
<td>1682</td>
<td>0.24</td>
</tr>
<tr>
<td>9170</td>
<td>0.48</td>
</tr>
<tr>
<td>0671</td>
<td>3.78</td>
</tr>
<tr>
<td>9621</td>
<td>0.35</td>
</tr>
<tr>
<td>1264</td>
<td>0.31</td>
</tr>
<tr>
<td>1557</td>
<td>0.13</td>
</tr>
<tr>
<td>1051</td>
<td>2.19</td>
</tr>
<tr>
<td>9848</td>
<td>4.26</td>
</tr>
<tr>
<td>8424</td>
<td>5.03</td>
</tr>
<tr>
<td>0314 pt</td>
<td>6.40 est</td>
</tr>
<tr>
<td>0197</td>
<td>0.37</td>
</tr>
</tbody>
</table>

Total 25.07 Ha

61.95 Acres