



IVYDENE
COURT FARM, WHITSON, NEWPORT, NP18 2AY





IVYDENE

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Newport 2 miles • Cardiff 16 miles • London 136 miles

Ivydene is a spacious 3 bedroom dormer bungalow, set in open countryside in a sought after area with approximately 7 acres of adjoining agricultural land.

Adjoining the property is a well established caravan/motorhome storage compound extending to approximately 7 acres, together with a range of traditional and modern agricultural buildings.

FOR SALE BY PRIVATE TREATY

FOR SALE AS A WHOLE OR IN TWO LOTS



CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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IVYDENE COURT FARM, WHITSON, NEWPORT

- Well presented three bedroom dormer bungalow.
- Approximately 7 acres of pasture land and established fruit orchard together with portal framed building.
- Beautiful views over quiet and open countryside.
- City of Newport less than 2 miles with its vast array of supermarkets, retail parks and restaurants.
- A well established Caravan/Motorhome storage compound extending across 7 acres.
- Extensive range of modern and traditional agricultural buildings.
- Separate access with automated entry/exit gate and CCTV.
- The property is sold subject to an AOC (Agricultural Occupancy Condition) and Certificate of Lawful Existing/Use/Development (CLEUD).



LOT 1

Ivydene is believed to have been built in 1982 and has been updated and extended in recent years. The property is extremely well presented and provides two large reception rooms for entertaining and dining together with a large south facing sunroom offering fine views over the fields beyond.

Access can be gained from the front porch and entrance hall or alternatively via the conservatory to the side.

The accommodation briefly comprises:-

The Entrance Hall

UPVC door opens to entrance porch with further glass panel door opening to entrance hall. Open plan stairs lead to first floor landing. Doors open to:

Lounge

Situated to the front aspect of the property with three double glazed windows providing generous natural light. Electric fire set in surround. Radiator.

Office/Bedroom 3

Situated to the front aspect of the property with double glazed window providing generous natural light. The office has previously been used as bedroom 3. Radiator.

Utility Room

Situated to the rear aspect of the property with modern grey wall and base units with Belfast style sink inset to worktop. Double glazed window to rear aspect.

Bathroom

Ground floor bathroom situated between the office and utility room with modern white suite comprising; WC, wash hand basin and bath with electric shower over. UPVC double glazed window. Radiator.

Sitting Room

Situated to the rear aspect of the property with feature wood burner set in attractive surround. Window to rear aspect provides generous natural light. Double glass panel doors lead to kitchen & sun room. Radiator.

Kitchen

Situated to the rear aspect of the property, built around 2010. A generous selection of attractive wall and base units with feature island. Rangemaster electric oven with induction hob. Sink unit cast into the worktop. Oil boiler situated in base unit. Three UPVC double glazed windows provide generous natural light and delightful views over open countryside. UPVC door opens to conservatory.

Sun Room

Situated to the side aspect of the property via double doors from the sitting room offering panoramic views of the surrounding land. Patio doors lead to garden. Radiator.

Conservatory

Situated off the kitchen via a UPVC door. Further glass panel doors open to rear garden. Ideal for boots and hanging outdoor clothing.

First Floor

Landing

Open plan stairs from the entrance hall lead to first floor landing with Velux window providing a good level of natural light. Wood panel doors open to under eave storage areas, further storage cupboard houses hot water tank. Radiator.

Bedroom 2

Generous sized double bedroom with wood panel door to under eave storage area. UPVC double glazed window to side aspect. Radiator.

WC

WC situated off the landing with white suite comprising WC and wash hand basin set in vanity units. Velux window provides good natural light. Radiator.

Bedroom 1

Main bedroom situated to the rear aspect of the property. "L" Shaped, this room is a real feature. French doors open to a private balcony providing delightful views over adjoining fields. The addition of two Velux windows provide good natural light. Radiators.



Outside

Ivydene has ample off-road parking, single garage and a well established gardens with lawn and mature planted borders together with a vegetable patch and raised pond for ornamental fish to the front with paved patios and planted borders to the rear.

LOT 2

Caravan/Motorhome Storage Compound

Extending to approximately 7 acres, the compound has capacity for approximately 192 caravans/motorhomes in compound 1 plus more in compound 2. The purpose-built site is concealed from view via high hedges and mature trees. A separate access point has automated entry/exit gates together with a comprehensive CCTV system. The caravan/motorhome parking area is mainly hardcore based and is divided into two main compounds. There is a range of traditional stone agricultural buildings together with modern portal frame buildings which provide unparalleled opportunity to expand the site and the storage business.

In latter years the business has been scaled back for the owners to enjoy other activities. Due to its excellent location a short distance from Newport, the site has potential for further expansion and the incorporation of the modern and traditional buildings into the site for general storage etc. (subject to planning permission). The property and business are available as a going concern.

IVYDENE



1st Floor
76.4 sq.m. (822 sq.ft.) approx.



Williams
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chartered surveyors

TOTAL FLOOR AREA: 262.4 sq.m. (2824 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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OUTBUILDINGS

Ground Floor
1293.7 sq.m. (13926 sq.ft.) approx.



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TOTAL FLOOR AREA: 1293.7 sq.m. (13925 sq.ft.) approx.

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DIRECTIONS

Postcode: NP18 2AY



hobby. masterpiece. varieties

METHOD OF SALE

The property will be sold by Private Treaty, as a whole or in two lots.

TENURE

Freehold with vacant possession on completion.

SERVICES

Ivydene benefits from oil central heating, electric and septic tank drainage.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in the sales particulars.

COUNCIL TAX / BUSINESS RATES

Ivydene Bungalow: Band F

Caravan/Motorhome Storage Compound: £2,529 for 2024 (currently subject to small business rate relief)

ENERGY PERFORMANCE CERTIFICATES (EPC)

D

PLANNING

The property is sold subject to a Agricultural Occupancy Condition (AOC), however, a Certificate of Lawful Existing Use/Development (CLEUD) for non-compliance with the AOC has been granted. Further details can be found at Newport Council website under Planning Application Number: 20/0971.

IMPORTANT NOTICE

These particulars have been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all the necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith. The information in these particulars do not form part of an offer or contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

LOCAL AND PLANNING AUTHORITY

Newport City Council,
Civic Centre, Newport, NP20 4UR.
Tel: 01633 656656.
Email: info@newport.gov.uk

HEALTH & SAFETY

Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing rights of way, 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, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

BOUNDARIES, PLANS, AREA AND SCHEDULE

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

PLANS, AREA AND SCHEDULE

The property is registered with HM Land Registry. This is based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

VIEWINGS

Strictly by appointment only through the sole selling Agents.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

MONEY LAUNDERING

We are required by Law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your offer:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

SOLE SELLING AGENTS

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