



Parkwall Farm

Portskewett, Caldicot, Monmouthshire NP26 5UT

A rare opportunity to rent a working farm set over
approximately 150.65 acres (60.97 hectares) in
Monmouthshire

Caldicot 3 miles, Chepstow 3.5 miles, Monmouth 17 miles

TO LET BY INFORMAL TENDER

As a Whole or in Two Lots



PARKWALL FARM

Crick, Caldicot, Monmouthshire NP26 5UT

A rare opportunity to rent a working Farm available as a whole or in two separate lots

LOCATION

Parkwall Farm is situated on the edge of Crick, a small village in the Welsh county Monmouthshire.

The residential property and adjoining farmyard are located to the southeast within the main block and border the A48.

Within a regional context the farm is situated between the A48 and M48 motorway with Lot 2 extending south of the A48 on either side of the B4245.

A good range of local amenities can be found in Caldicot, 3 miles southwest and Chepstow, 3.5 miles northeast with a wider range available in Monmouth or Newport.

DESCRIPTION

Parkwall Farm represents a rare opportunity to rent a working farm on a 3-year Farm Business Tenancy. Offered as a whole, extending to approximately 150.65 acres (60.97 hectares) or in two Lots:

Lot 1 (outlined in red on the attached plan) comprises the farmhouse and a range of general purpose buildings set in 0.69 acres (0.28 hectares) and 90.36 acres (36.57 hectares) of pasture land. Extending to approximately 91.05 acres (36.57 hectares) in total.

Lot 2 (outlined in blue on the attached plan) comprises 59.60 acres (24.12 hectares) of pastureland.

ACCOMMODATION

A four-bedroom farmhouse constructed of brick with painted render under a tile roof. The property benefits from uPVC double glazed windows throughout and a gas central heating. The following accommodation is arranged over two floors

Ground Floor

Entrance room with hand basin.

Downstairs W.C. accessed via the entrance room.

Kitchen with a range of fitted floor and wall units, built-in fridge, combination boiler and electric range cooker.

Living room with a gas fireplace.

Reception room

Entrance Hall with a staircase to the first floor

First Floor

Bedroom 1

Bedroom 2 with built in wardrobe

Bedroom 3 with built in wardrobe

Bedroom 4

Family bathroom with hand basin, W.C, bath and shower.

SERVICES

The property has gas central heating, private drainage, mains water and electricity.

BUILDINGS

The buildings comprise a range of general purpose farm buildings numbered 1-5 on the attached plan;

Building 1 (approx. 30' x 60') General purpose four bay steel portal framed building with a concrete floor.

Building 2 (approx. 40' x 25') Two bay steel portal framed open fronted barn with a hard core floor.

Building 3 (approx. 40' x 30') Three bay steel framed dutch barn with three bay lean-to, both over a hardcore floor.

Building 4 (approx. 75' x 50') Five bay steel portal framed building with a concrete floor.

Building 5 (approx. 75' x 30') Five bay steel portal framed building with a concrete floor.

Silage Clamp (approx. 75' x 30') The silage clamp is of concrete panel construction with a concrete floor.

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LAND

The land in total amounts to approximately 149.96 acres (60.69 hectares) of predominantly Grade 2 and 3 pasture land with freely draining slightly acidic loamy soils. There are working water troughs in most fields and the boundaries are a mixture of mature hedge and stock fencing.

Lot 1

The land in Lot 1 amounts to approximately 90.36 acres (36.57 hectares) of pasture and grass lays. The land extends to the rear of the farmyard in a single ring-fenced block accessible via the yard and field gate entrance off the A48. There are two redundant buildings in field 1698 which will be fenced out and excluded from the tenancy.

Lot 2

The Land in Lot 2 amounts to approximately 59.60 acres (24.12 hectares) of pastureland. The land is situated to the south of the A48 with an additional singular paddock located east of the B4245. The land is accessible via field gate entrances located off the A48 and B4245.

HOLDOVER

The land is presently being grazed under short term grazing arrangements until mid-September 2022.

OCCUPATION

The proposed start date of the tenancy will be 3rd October 2022.





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BASIC PAYMENT SCHEME

It is understood that the land is registered with the Rural Payments Wales (RPW). No entitlements are available from Monmouthshire County Council.

ENVIRONMENTAL SCHEMES

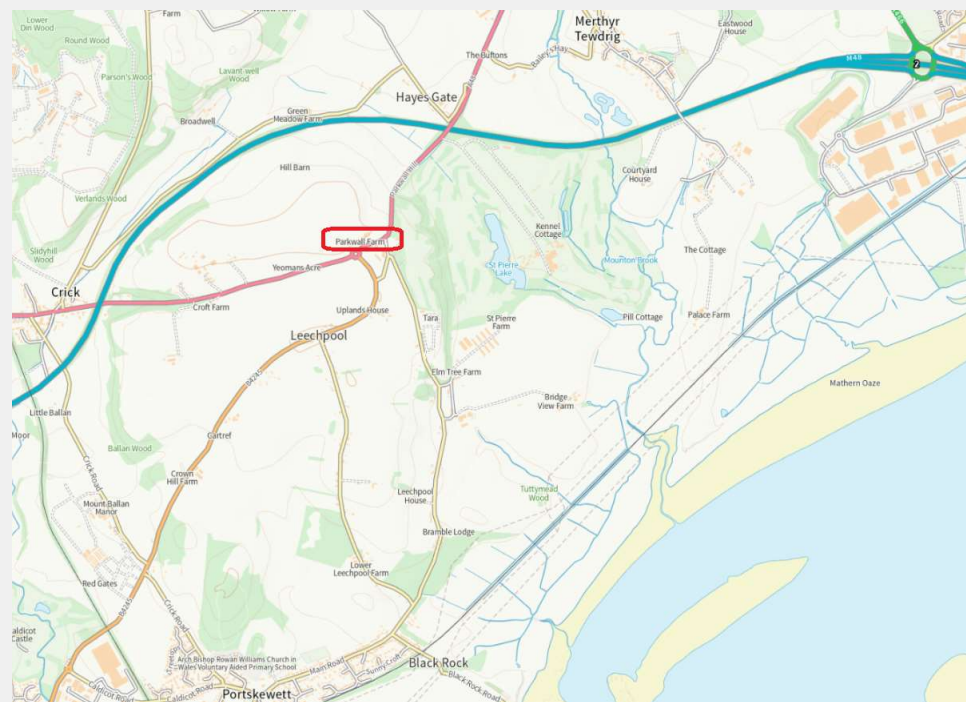
The land is not currently entered into any environmental schemes.

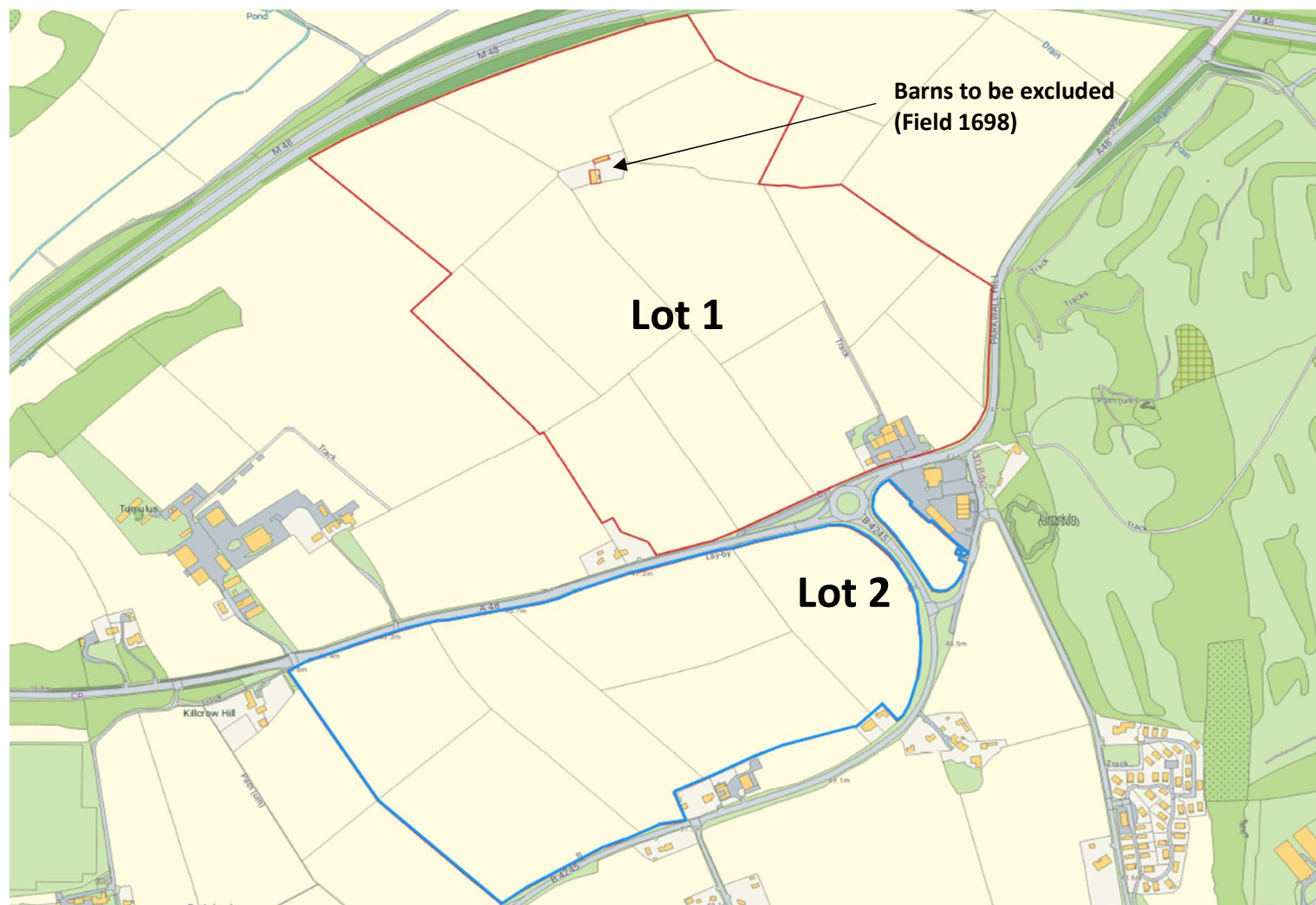
VIEWINGS

Two viewing days will take place on **Thursday 30th June 2022** from **10 am to 3 pm** and **Thursday 7th July 2022** from **10 am to 3 pm** for prospective tenants to view the farmhouse, buildings and land.

APPLICATIONS

The property is to let by way of Informal Tender, available as a whole or in two lots. All applications should be submitted in writing on the prescribed tender form and returned in an envelope to Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF FAO JEA / HM / AS **no later than 4 pm on Friday 29th July 2022.**





Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided

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