

COURT LLACA FARM

LLANVIHANGEL CRUCORNEY, ABERGAVENNY, NP7 8EH



COURT LLACA FARM

LLANVIHANGEL CRUCORNEY, ABERGAVENNY, NP7 8EH

LOT 1 - CWRT LLEYS BUNGALOW, FARM BUILDINGS & 25.66 ACRES

Detached Three-Bedroom Bungalow | Detached Double Garage | Modern Farm Buildings Extending to Approx. 11,147 sq ft | Grade 3b Permanent Pasture | Small Woodland Area & Watercourse | Attractive Rural Views

Guide Price: £850,000

LOT 2 - APPROXIMATELY 31.54 ACRES OF PASTURE LAND

Gently Sloping Permanent Pasture | Woodland Shelter Belts & Boundary Trees | Road Frontage & Direct Access | Situated within the Bannau Brycheiniog National Park | Agricultural & Amenity Appeal

Guide Price: £250,000

LOT 3 - APPROXIMATELY 1.75 ACRES OF PASTURE LAND

Single Field Enclosure | Gently Sloping Topography | Road Frontage Access | Ideal Pony Paddock or Amenity Land

Guide Price: £25,000

IN ALL ABOUT 58.95 ACRES (23.86 HECTARES)

FOR SALE AS A WHOLE OR IN THREE SEPARATE LOTS

Location

Court Llaca Farm enjoys an idyllic rural setting on the edge of the sought-after village of Llangattock, within the beautiful Usk Valley and the Brecon Beacons National Park. The property benefits from a peaceful countryside position whilst remaining highly accessible, lying just a short distance from the thriving market town of Abergavenny, renowned for its excellent range of amenities, restaurants, schools and transport links. Surrounded by rolling farmland and glorious walking, riding and cycling countryside, Court Llaca Farm combines the tranquillity of rural living with convenient access to the wider region, including the A40, A465 and M4 corridor.

Description

Court Llaca Farm extends to approximately 58.95 acres (23.86 hectares) and comprises Cwrt Lleys Bungalow, a detached three-bedroom residence, a useful range of modern farm buildings and productive pasture land arranged in three principal blocks. The land is predominantly gently sloping and well suited to grazing and mowing, with the principal block adjoining the bungalow and farm buildings, while a further block lies within the Bannau Brycheiniog National Park. Available as a whole or in three lots, the property offers an appealing combination of residential, agricultural and lifestyle appeal in a highly desirable rural location.

Lot 1

Cwrt Lleys Bungalow

Cwrt Lleys Bungalow is a detached three-bedroom bungalow occupying an elevated position with far-reaching views across the surrounding countryside. Set within its own gardens and grounds, the property provides comfortable and well-proportioned accommodation extending to approximately 1,180 sq ft, together with a detached double garage and an excellent range of modern farm buildings located adjacent to the dwelling. The property offers an appealing combination of residential, agricultural and lifestyle appeal and is ideally suited to those seeking a rural smallholding.

The accommodation comprises:

Entrance Hall

Providing access to the principal accommodation.

Kitchen/Dining Room

A spacious open-plan room fitted with a range of wall and base units incorporating a central island, with ample space for dining and enjoying attractive views over the surrounding countryside.

Sitting Room

A generously proportioned reception room with large glazed doors opening onto the garden and providing an abundance of natural light.

Bedroom 1

Double bedroom enjoying pleasant rural views.

Bedroom 2

Double bedroom with fitted wardrobes.

Bedroom 3

Single bedroom, ideal as a child's bedroom, study or home office.

Family Bathroom

Modern suite comprising panelled bath, separate shower cubicle, wash hand basin and W.C.

Outside

The bungalow is approached via a private driveway providing ample parking and access to the detached double garage. The surrounding gardens enjoy a pleasant outlook across the adjoining farmland and countryside. Beyond the residential curtilage lies an extensive range of modern agricultural buildings and productive pasture land, providing excellent opportunities for farming, equestrian or lifestyle use.

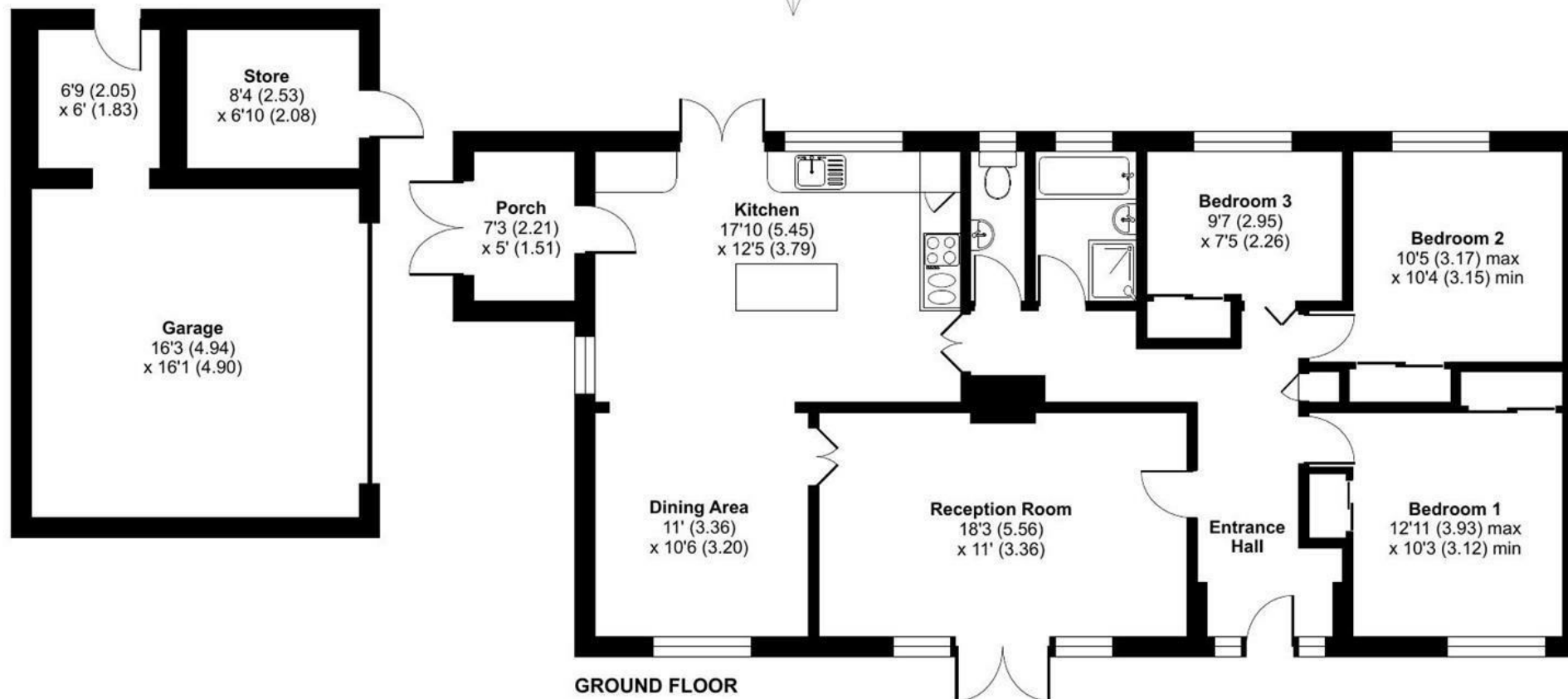


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Llanvihangel Crucorney, Abergavenny, NP7

Approximate Area = 1180 sq ft / 109.6 sq m
 Garage = 308 sq ft / 28.6 sq m
 Outbuildings / Store = 11147 sq ft / 1035.6 sq m
 Total = 12635 sq ft / 1173.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sunderlands. REF: 1522664



Farm buildings

A substantial range of modern agricultural buildings of steel portal frame construction with a combination of blockwork and profiled metal sheet clad elevations beneath corrugated fibre cement and steel sheet roofs. The buildings provide versatile accommodation suitable for livestock housing, machinery and implement storage, fodder storage and general agricultural purposes, and extend in total to approximately 11,147 sq ft (1,035.5 sq m).

Barn 1

18.21m x 16.69m (59'8" x 54'9")

Steel framed agricultural building with blockwork and clad elevations beneath a pitched sheeted roof.

Barn 2

15.41m x 13.28m (50'6" x 43'6")

Adjoining steel framed agricultural building with profiled metal sheet clad elevations beneath a sheeted roof.

Barn 3

26.95m x 8.85m (88'5" x 29'0")

Steel framed agricultural building with profiled metal clad elevations beneath a sheeted roof.

Barn 4

18.21m x 9.00m (59'8" x 29'6")

Steel framed agricultural building with blockwork and clad elevations beneath a sheeted roof.

Barn 5

13.28m x 8.99m (43'6" x 29'5")

Steel framed agricultural building with profiled metal sheet clad elevations beneath a sheeted roof.

Store

8.55m x 4.60m (28'0" x 15'1")

Ancillary store building.

The Land

Extending to approximately 25.66 acres (10.38 hectares), Lot 1 comprises a ring-fenced block of predominantly gently sloping permanent pasture adjoining the bungalow and farm buildings. Classified as Grade 3b under the Agricultural Land Classification for Wales, the land is well suited to grazing and mowing purposes and benefits from excellent accessibility directly from the farmstead. The parcel is bounded by mature hedgerows and includes a small area of woodland and a natural watercourse, whilst enjoying attractive views across the surrounding Monmouthshire countryside.



Llanvihangel Crucorney, Abergavenny, NP7

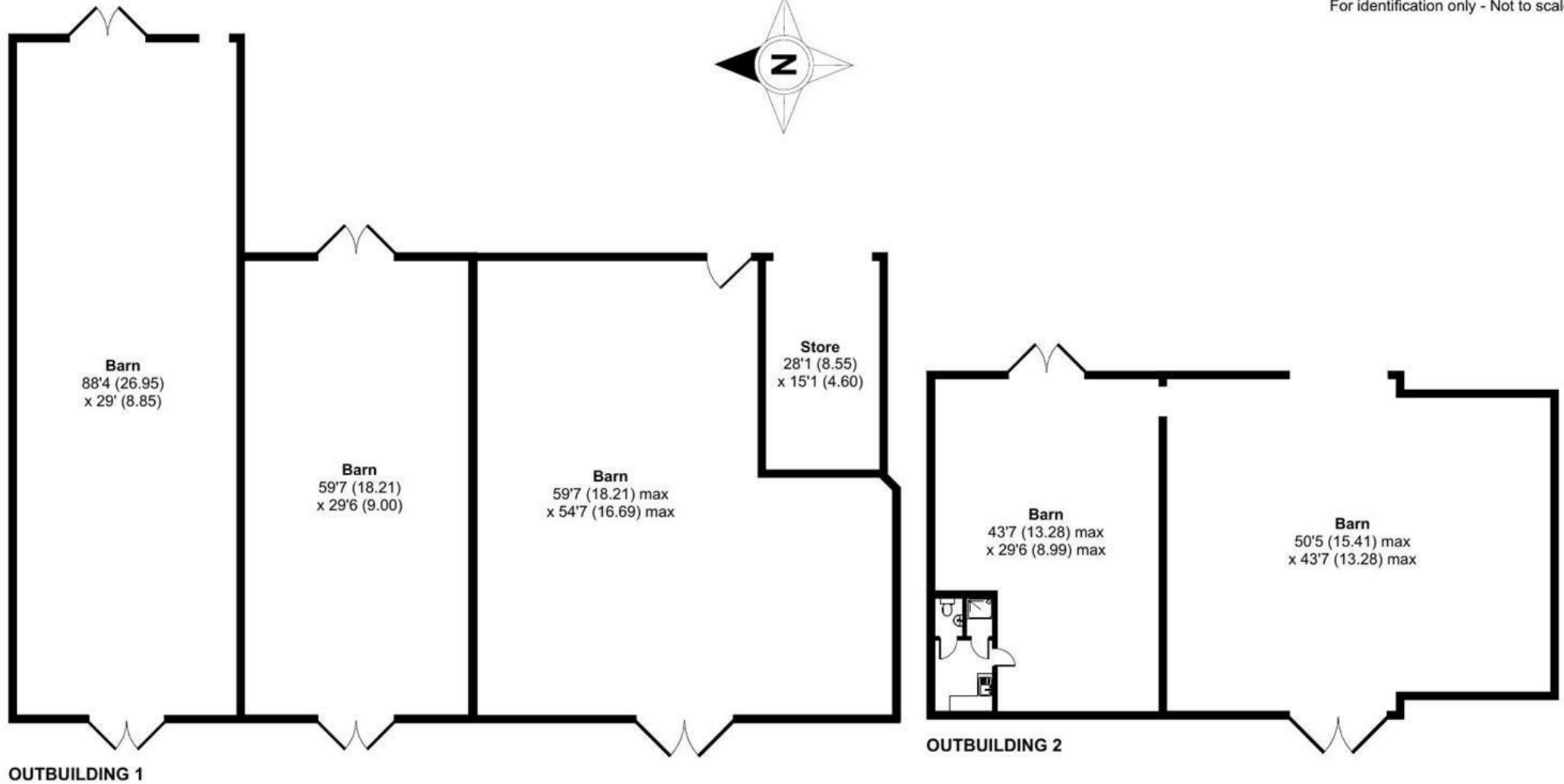
Approximate Area = 1180 sq ft / 109.6 sq m

Garage = 308 sq ft / 28.6 sq m

Outbuildings / Store = 11147 sq ft / 1035.5 sq m

Total = 12635 sq ft / 1173.7 sq m

For identification only - Not to scale



Lot 2

Extending to approximately 31.54 acres (12.76 hectares), Lot 2 comprises a useful block of predominantly gently sloping pasture land together with areas of woodland shelter belts and boundary trees. The land enjoys frontage to the public highway and benefits from direct access, making it suitable for grazing, mowing and a range of agricultural or amenity uses. The parcel occupies an attractive rural position and lies within the Bannau Brycheiniog (Brecon Beacons) National Park, enjoying far-reaching views over the surrounding countryside.

Lot 3

Extending to approximately 1.75 acres (0.71 hectares), Lot 3 comprises a compact parcel of gently sloping permanent pasture situated to the south of the farm buildings. Benefitting from road frontage and direct access, the land is well suited for grazing livestock, pony paddock use, conservation purposes or as an addition to a neighbouring holding. The parcel occupies a convenient and accessible location with attractive rural outlooks.

General Information

EPC

Cwrt Lleys Bungalow has an Energy Efficiency Rating of B.

Council Tax Band

Cwrt Lleys Bungalow is a band G for council tax

Services

The property benefits from mains electricity and water together with private drainage. The bungalow has been significantly enhanced in recent years and benefits from an air source heat pump heating system, solar photovoltaic panels, double glazed windows and approximately 300mm of loft insulation, resulting in an energy-efficient home with a primary energy consumption of 57 kWh/sq m per annum.

The EPC records the property as benefiting from cavity wall insulation, air source heat pump central heating with programmer, room thermostat and thermostatic radiator valves, hot water supplied from the main heating system, and energy-efficient lighting throughout. The combination of renewable energy technology and modern insulation measures contributes to reduced energy consumption and running costs.

Access

The property benefits from direct access from the adjoining adopted county highway via a private driveway serving Cwrt Lleys Bungalow and the farm buildings. The principal land parcels all enjoy convenient road frontage and access, facilitating straightforward management and movement of livestock, machinery and agricultural vehicles. Lot 1 benefits from direct access from the farmstead, whilst Lots 2 and 3 are accessed directly from the public highway, providing flexibility whether purchased individually or as part of the whole.

Tenure

All lots will be sold with Vacant Possession upon completion.





General Information

Designations

The property occupies an attractive rural setting, with Lot 2 situated within the Bannau Brycheiniog (Brecon Beacons) National Park. The land comprises predominantly agricultural pasture with areas of woodland shelter belts and natural watercourses. Purchasers should satisfy themselves as to the extent of any environmental, planning or statutory designations affecting the property.

According to publicly available flood mapping, the majority of the holding lies outside areas considered to be at significant risk of flooding from rivers or the sea, although watercourses cross parts of the land and localised surface water flooding may occur. Prospective purchasers are advised to make their own enquiries regarding flood risk, environmental designations and any constraints affecting their intended use of the property.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared. There are public rights of way crossing Lot 2. Further information available via the Monmouthshire Council website and from the selling agent.

Planning

Full details of the planning history can be found on the local authority website.

Agricultural Occupancy Condition

Prospective purchasers should note that Cwrt Lleys Bungalow is subject to an Agricultural Occupancy Condition (AOC) imposed pursuant to planning permission ref. 2952 dated 13 December 1973. The planning permission restricts occupation of the bungalow to a person employed, or last employed, locally in agriculture (as defined in Section 290(1) of the Town and Country Planning Act 1971), or a dependant of such a person residing with them. Copies of the planning permission and associated documents are available for inspection within the Data Room.

Timber, Sporting & Mineral Rights

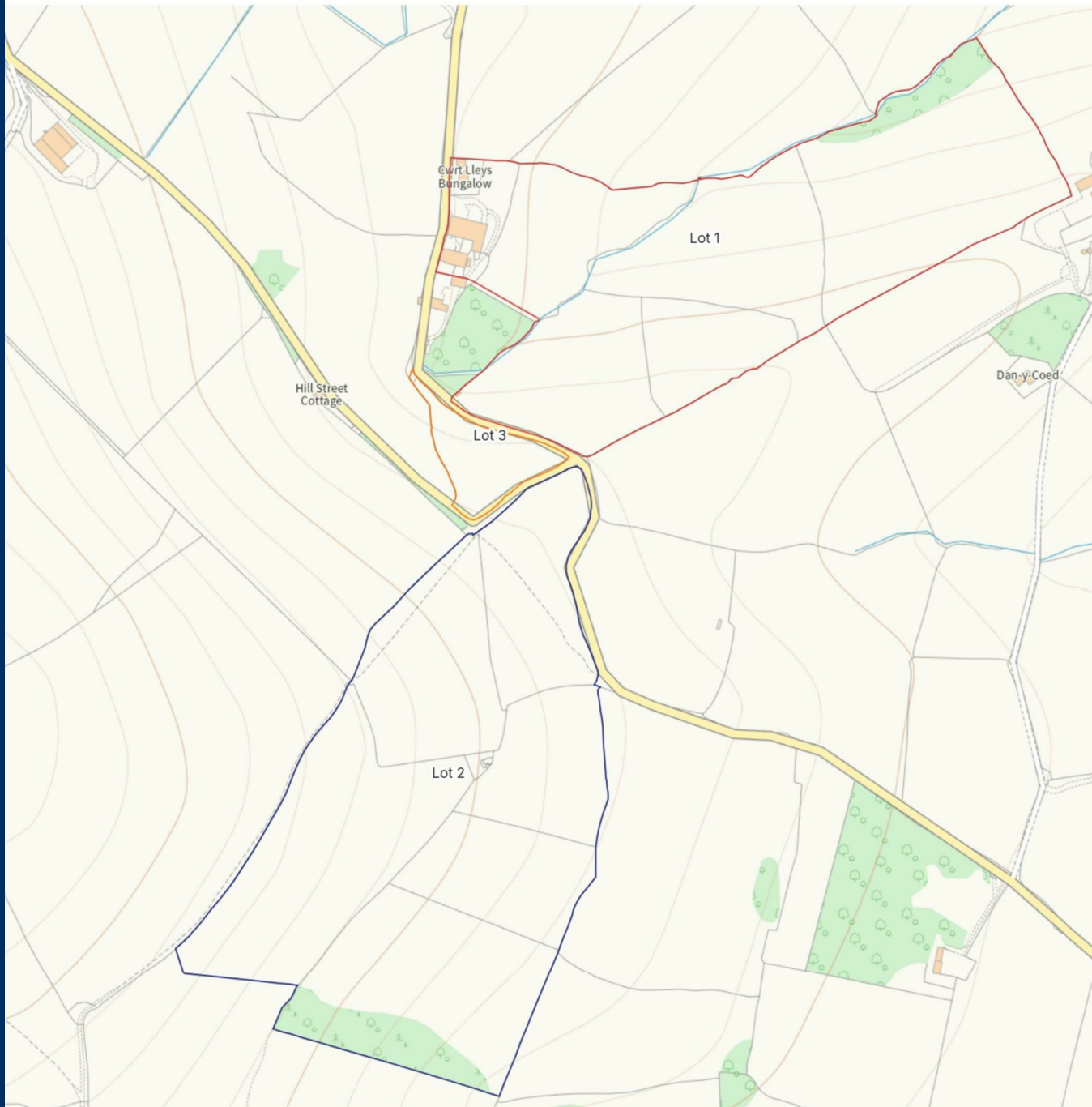
All standing timber, mineral rights of any sporting rights, if owned, are included in the sale of the land.

Local Authorities & Public Utilities

Monmouthshire County Council, County Hall, The Rhadyr, Usk, Monmouthshire, NP15 1GA.

Dwr Cymru Welsh Water, Linea, Fortran Road, St Mellons, Cardiff, CF3 0LT.

National Grid ED (West Midlands), Bristol, BS2 0TB.



Mode of Sale

Court Llaca Farm is being offered for sale as a whole or in three lots by Private Treaty. Prospective Purchasers should carry out their own enquiries with Monmouthshire District Council and other Authorities before making an offer. All offers should be reported to the selling agents.

Money Laundering

The successful purchaser will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Guide Prices

LOT 1 - GUIDE PRICE £850,000

LOT 2 - GUIDE PRICE £250,000

LOT 3 - GUIDE PRICE £25,000

Viewing

Viewing strictly by appointment with the selling agent only. Tara Boulton on 01432 356161 (Option 3) or 07824 552830
t.boulton@sunderlands.co.uk

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Health & Safety

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Directions

From Abergavenny, proceed north-east on the A40 towards Brecon. After approximately 3 miles, turn left signposted for Llangattock and continue into the village. Proceed through the village and follow the road towards Llanvihangel Crucorney. Continue for approximately 1 mile, where the entrance to Court Llaca Farm will be found on the left-hand side, identified by a Sunderlands "For Sale" board.

What3words:

Lot 1: ///beam.snowy.mimes

Lot 2: ///jugs.farm.announce

Lot 3: ///yoga.winter.dote

Misinterpretations Act

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The services have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.



Hereford Office

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Office

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk



Sunderlands Rural

rightmove
find your happy

Zoopla.co.uk
Smarter property search

