



## COURTFIELD

Undy, Monmouthshire, NP26 3EL



# Courtfield

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## **Tender Deadline – 12 Noon Wednesday**

**6<sup>th</sup> August 2025**

An exciting opportunity to purchase a charming smallholding within the rural village of Undy, Monmouthshire.

The property comprises a detached four-bedroom dwelling in need of renovation. Set within generous grounds that include gardens, a range of outbuildings, agricultural buildings, and adjoining pastureland, the property extends to approximately 4.88 acres (1.98 ha), presenting an excellent opportunity.

- Detached four-bedroom dwelling
- Offroad parking and wrap around lawned gardens with mature fruit trees and shrub planting
- Detached garage and workshop
- Five-bay timber pole barn and timber barn
- Adjoining pastureland extending in total to approximately 4.52 acres (1.82 ha)
- Available as a whole

## **GUIDE PRICE OF £530,000**

Court Barn, West End  
Magor, Monmouthshire, NP26 3HT  
magor@david-james.co.uk  
Tel 01633 880220  
www.david-james.co.uk

### **DESCRIPTION**

Courtfield presents an exciting opportunity to acquire a charming smallholding located in the sought-after rural village of Undy within the County of Monmouthshire.

The property comprises a detached, four-bedroom dwelling in need of renovation and/or expansion (subject to obtaining the relevant planning consents) together with offroad parking, wrap around lawned gardens with mature fruit trees, shrub planting, detached garage and workshop, five-bay timber pole barn and timber barn and pastureland extending in total to approximately 4.88 acres (1.98 ha).

### **SITUATION**

Courtfield is located within the sought-after rural village of Undy, between the villages of Magor (1.1 miles) and Rogiet (1.4 miles). The nearby towns of Caldicot (3.0 miles) and Chepstow (12.1 miles) also offer a comprehensive range of amenity and service facilities.

The property benefits from excellent communication links being situated off the B4245 with Junction 23A of the M4 Motorway network less than 2 miles distant and offering links to the M5 corridor, the A40, A449 and A48.

This convenient location offers superb connectivity to major centres including Newport (11.3 miles), Cardiff (21.9 miles), and Bristol (24.1 miles). Main line rail services are available from Severn Tunnel Junction, approximately 1.5 miles to the east, while regular bus services operate within a 2-minute walk of the property.

### **ACCOMMODATION**

The accommodation available at Courtfield briefly comprises the following:

#### Ground Floor

Rear Entrance Hallway  
Kitchen  
Living Room  
Dining Room

Pantry  
Front Entrance Porch

#### First Floor

Landing  
Bedroom One – with ensuite bathroom  
Bedroom Two/ Walk-In Wardrobe  
Bedroom Three  
Bedroom Four/Study  
Family Bathroom - With WC, pedestal sink and fitted bath with shower over

### **OUTSIDE**

The property benefits from a generous garden predominantly laid to lawn which wraps around the dwelling and includes mature fruit and shrub planting.

There is also offroad parking for several vehicles to the side of the dwelling and a steel portal frame constructed workshop with adjoining garage.

### **LAND**

The land at Courtfield comprises level-lying pastureland and extends in total to 4.52 acres (1.82 ha). The land is divided into two reasonable sized enclosures which are bound by mature tree lined hedgerows and stock fencing in part.

The land is generally level lying and is currently used for agricultural purposes, however presents an opportunity for alternative uses subject to the relevant planning consents.

The parcel to the west of the dwelling includes a Scheduled Ancient Monument (SAM MMI98) which includes a medieval moated site and as such, management of this land to the west is limited due to its designation.

### **ACCESS**

The property is accessed directly from the the B4245 along the northern boundary with off road parking

provided. The land also benefits from a gated access from the B4245 and Pembroke Court to the west.

**TENURE**

Freehold with vacant possession upon completion.

**BOUNDARIES**

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

**LOTING & RESERVE**

It is anticipated that the property will be offered as shown but the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

**EASEMENTS, COVENANTS & RIGHTS OF WAY**

The property is sold subject to any rights, benefits or incidents of tenure which affect it.

**OVERAGE**

The property is sold subject to a development uplift clause, whereby if planning permission is granted for the construction of one or more additional dwellings or any commercial development, 30% of the resulting increase in value will be payable to the Vendor for a period of 25 years.

**SERVICES**

The dwelling benefits from mains services connections including water and mains electricity with private drainage by way of a septic tank and oil-fired central heating. The Workshop has water and electricity connections whilst the agricultural building benefits from a water supply.

There are no mains services connected to the land.

Purchasers are advised to make their own enquiries with the relevant providers for any new service connections.

**COUNCIL TAX BAND**

Courtfield has a Council Tax Banding of G.

**EPC**

The property has an Energy Performance Certificate of D.

**LOCAL AUTHORITY**

Monmouthshire County Council – 01633 644644.

**DIRECTIONS**

From Magor, head northeast along B4245, proceed towards the village of Undy for approximately 1.1 miles, where the entrance to Courtfield will be located on your right-hand side just before you leave the village.

When using the mobile application - What3Words: [///abundance.pythons.caring](http://abundance.pythons.caring)

**VIEWING**

Strictly by appointment with the sole selling agents: David James. Telephone our Magor office on 01633 880220.

**GUIDE PRICE**

**Guide Price of £530,000.**



Ref: 7073

Date: June 2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**PLANS AND PARTICULARS**

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

**WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC**

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.







**Courtfield, Undy, Caldicot, NP26**

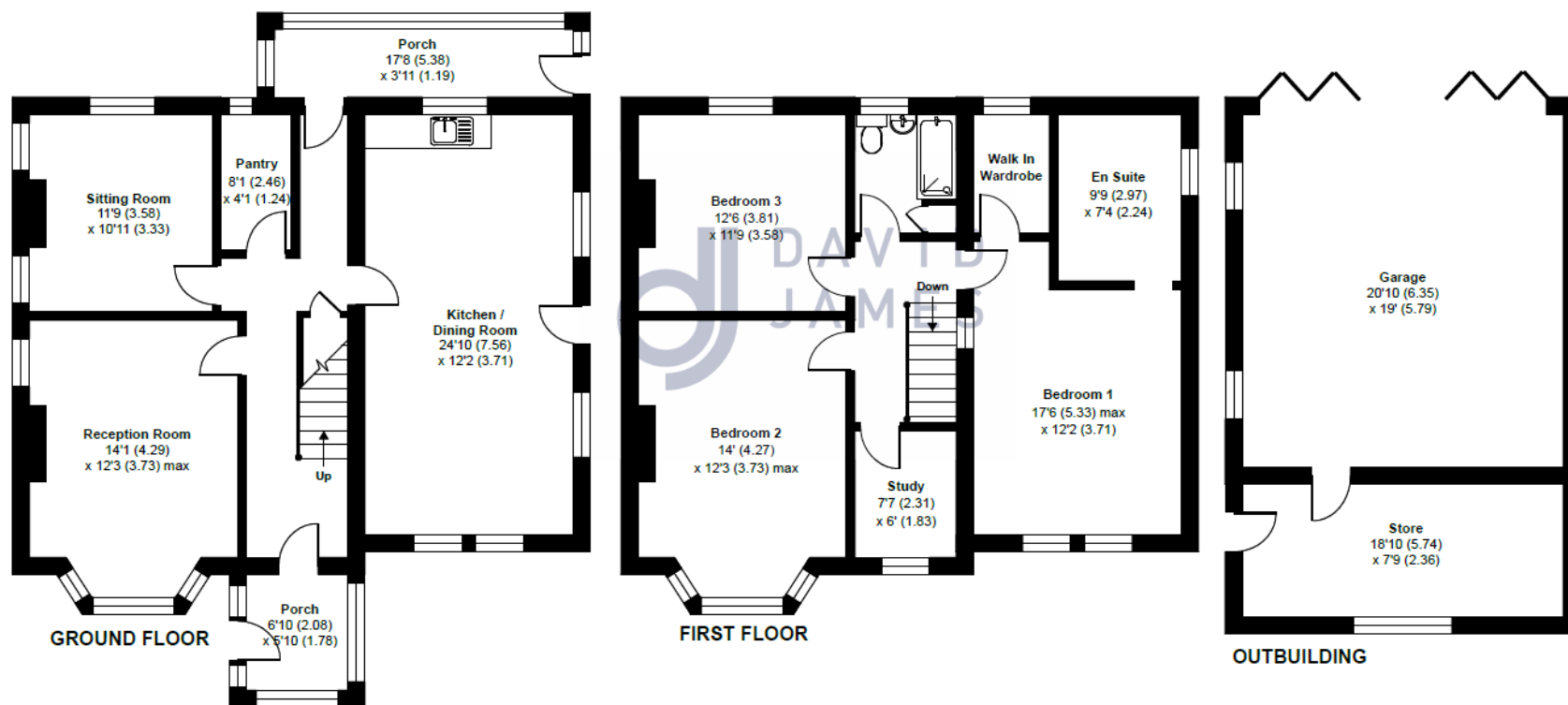
Approximate Area = 1813 sq ft / 168.4 sq m

Garage = 408 sq ft / 37.9 sq m

Outbuilding = 154 sq ft / 14.3 sq m

Total = 2375 sq ft / 220.6 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 2025. Produced for David James. REF: 1310682



**CLOSING DATE: 12 NOON WEDNESDAY 6<sup>TH</sup> AUGUST 2025**  
APPLICATION FOR INFORMAL TENDER  
FOR THE PURCHASE OF COURTFIELD, UNDY, MONMOUTHSHIRE

**SUBJECT TO CONTRACT**

Offers are to be received by 12 noon on Wednesday 6<sup>th</sup> August 2025 at the offices of David James, Court Barn, West End, Magor, Monmouthshire, NP26 3HT.

If sent by post or delivered by hand then the envelope should be clearly marked "FAO Rhiannon Chamberlain – Courtfield, Undy, Monmouthshire" and should include the name of the party making the offer on the outside of the envelope, so we can acknowledge receipt. Alternatively, your offer can be sent by email to: [rhiannon.chamberlain@david-james.co.uk](mailto:rhiannon.chamberlain@david-james.co.uk)

Please complete in CAPITALS:

**PURCHASER(S) DETAILS**

NAME: .....

BUSINESS NAME: (if relevant) .....

ADDRESS: .....

..... POSTCODE .....

TELEPHONE: .....

MOBILE: .....

EMAIL: .....

**SOLICITORS DETAILS**

NAME: .....

BUSINESS NAME: .....

ADDRESS: .....

..... POSTCODE .....

TELEPHONE: .....

MOBILE: .....

EMAIL: .....



**DETAILS OF OFFER**

I / we hereby offer £..... for  
Courtfield, Undy, Monmouthshire

(WORDS: ..... pounds)

Please provide information below on how your offer will be funded, i.e. cash or mortgage etc. and provide evidence of this.

**FUNDING:** .....

Please specify whether your offer is: Conditional ☐ Unconditional ☐

If your offer is conditional, please provide details:

.....

Additional comments by the applicant(s):

.....

.....

.....

.....

I confirm that I offer on the basis as per the sale terms set out on the Particulars and as marketed.

Signed: .....

Print: .....

Date: .....

**TERMS AND CONDITIONS**

1. Offers are to be received via email, post or hand delivered by 12 noon on the 6<sup>th</sup> of August 2025 and to be clearly marked "FAO Rhiannon Chamberlain – Courtfield, Undy, Monmouthshire" and should include the name of the party making the offer on the outside of the envelope. Email address [rhiannon.chamberlain@david-james.co.uk](mailto:rhiannon.chamberlain@david-james.co.uk)
2. The Vendor reserves the right to accept any offer, which may not be the highest offer and reserves the right not to accept any offer at all.
3. The offer will remain strictly subject to contract.