



The Three Horseshoes Inn

21 Drybridge St, Monmouth

NP25 5AD

A superb development opportunity to acquire a delicensed premises with planning consent for conversion to A1 business use on the ground floor with four self-contained residential apartments on the first floor in the heart of Monmouth.

• Superb location and position within the town of Monmouth •

• Grade II listed building • Planning consent for conversion for A1 and four residential units •

• Extensive parking and garden area • Extending in total to approximately 0.25 acre •



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An excellent, very accessible and unique development opportunity providing for the conversion of an extensive delicensed Grade II Listed pub, with yard and garden area located on the popular Drybridge Street in the Town of Monmouth.

The property is offered with planning consent for the conversion of the existing premises to form A1 commercial on the ground floor with four self-contained apartments on the first floor.

The Three Horseshoes offers a generous curtilage of approximately 0.25 acres, with parking area and extensive garden with river frontage.

Chepstow – 16 miles
Abergavenny – 17 miles
Hereford – 21 miles
Cardiff – 38 miles
Bristol – 34 miles
Bath – 58 miles

Location & Situation

21 Drybridge Street is superbly positioned within walking distance of Monmouth town centre. There are excellent connections to the main road network as you are able to access the A40 in minutes.

The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. Being a prime tourist hub, Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



Description

The property is sold with the benefit of planning consent for conversion of the ground floor to A1 commercial use as well as consent for conversion of the first floor to four self-contained prime apartments including a ground floor extension to provide a double garage and external parking in the garden area.

The proposed ground floor accommodation has been designed to accommodate a beauty and hair salon. The proposed first floor accommodation comprises Flat 1: kitchen, sitting room, double bedroom, ensuite shower room; Flat 2: kitchen, open plan sitting room/dining area, double bedroom with ensuite bathroom; Flat 3: kitchen, open plan sitting room/dining area, two double bedrooms and a family bathroom; Flat 4: kitchen, open plan sitting room/dining area, two double bedrooms and a family bathroom.

The property benefits from an extensive yard and garden area to the rear with planning for a double garage and parking area included in the planning consent. The land extends out to the east beyond the yard comprising a large level garden area with river frontage. In total the property extends to approximately 0.25 acres.

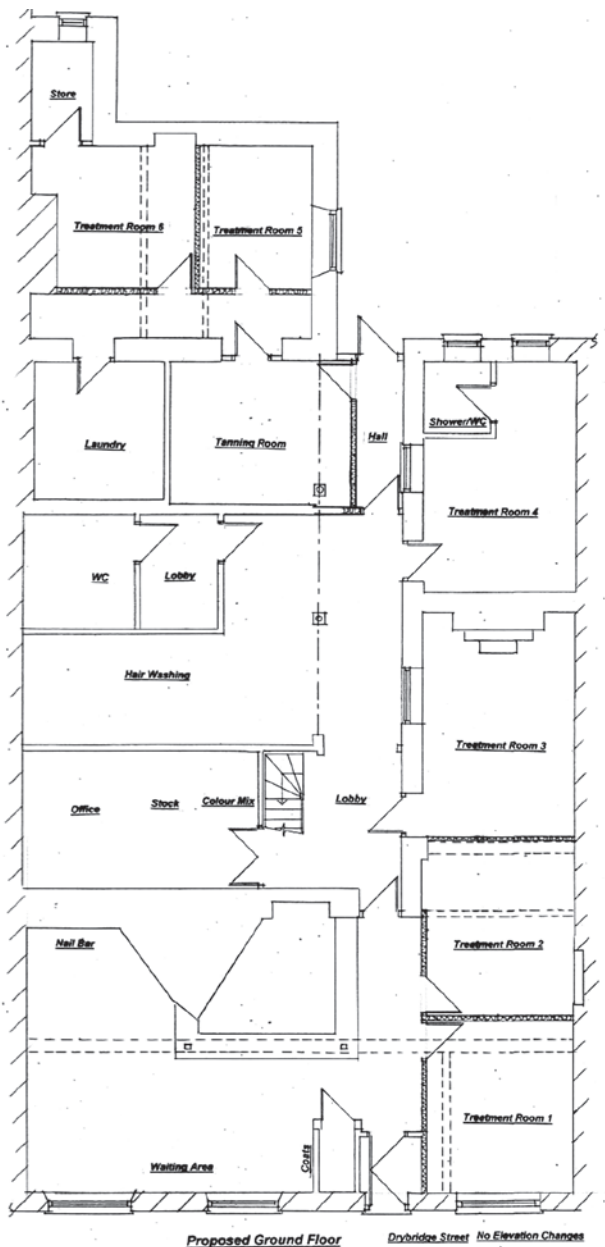
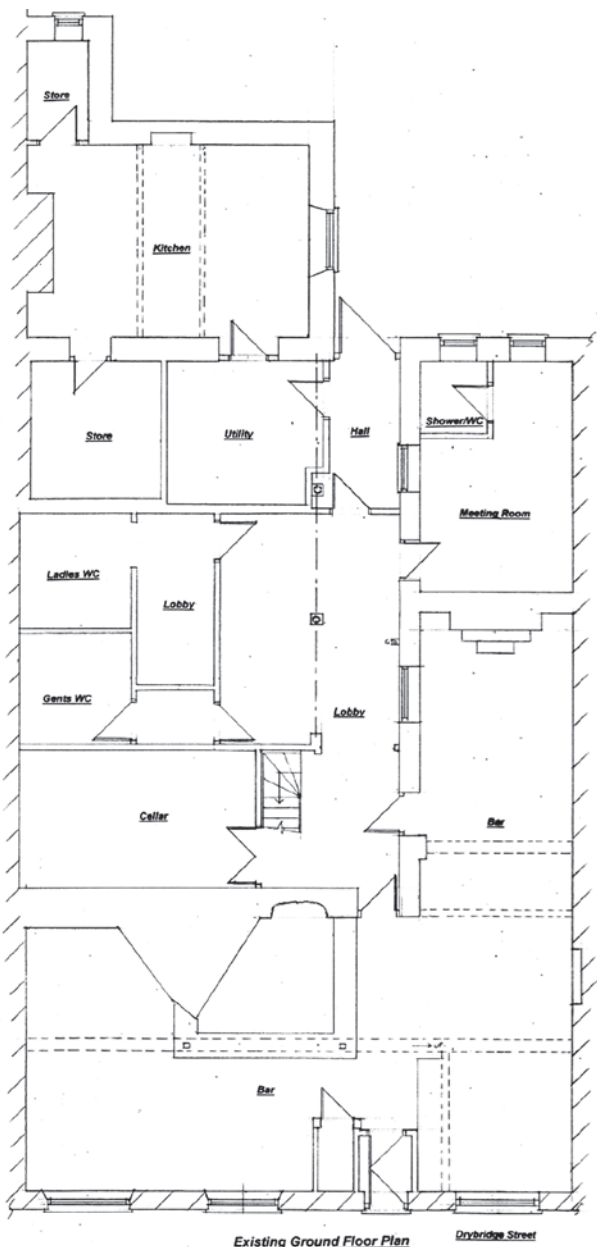
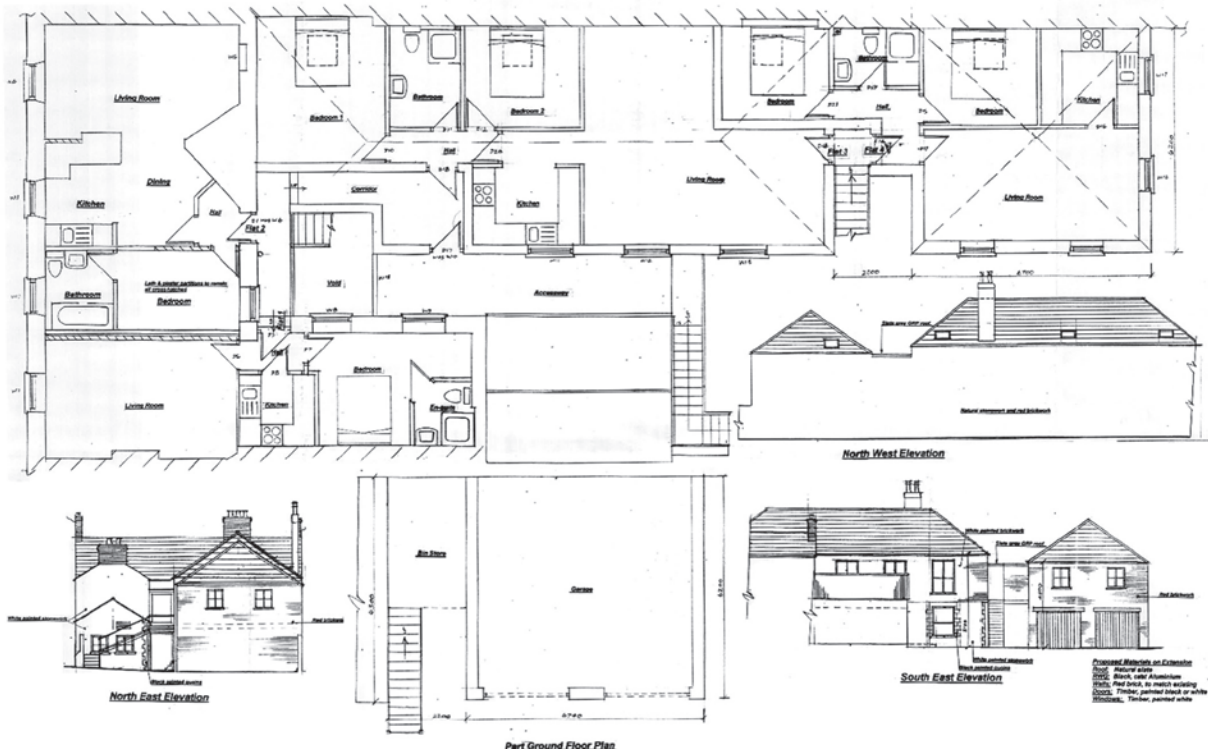
Planning Information

Planning consent has been achieved under Planning Application Numbers DM/2018/00669 dated 22nd June 2018 for change of use of ground floor of public house (Use Class A3) to beauty and hair salon (A1) and DM/2018/01491 dated 20th July 2020 for conversion and extension of first floor to provide 4 self-contained flats. Ground floor extension to provide double garage and external parking in the garden area. Some work has been undertaken and signed off, ensuring planning is live.

Copies of the Planning Consent Decision Notices are available from Powells on request, or available for download on Monmouthshire County Council's Planning Application Search portal using the above planning application references.

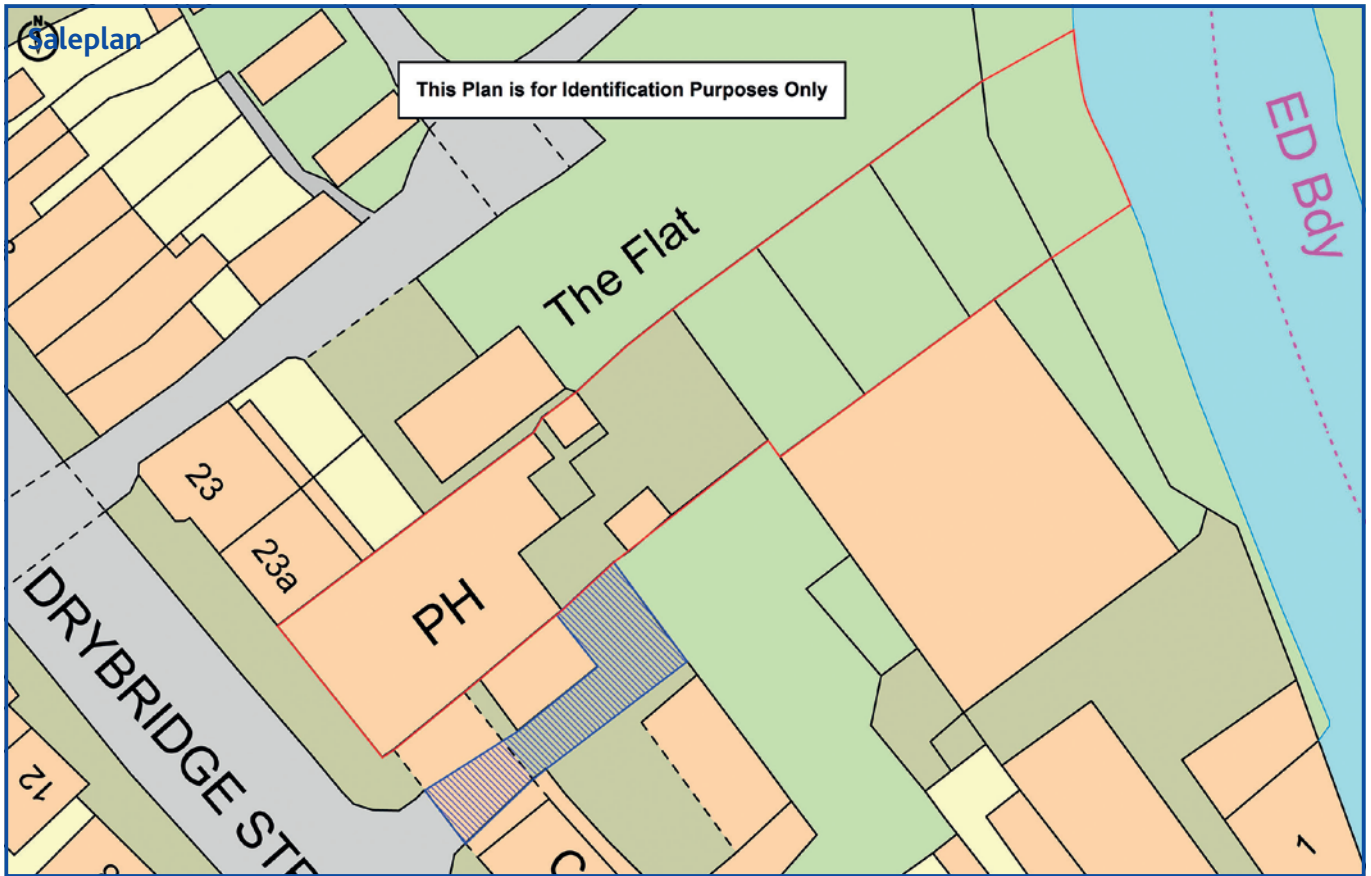


Elevations and Floorplans



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Services

Mains electricity, water and gas are connected to site. It is for any potential purchaser to make and rely upon their own enquiries in relation to the connection of all services/utilities.

Local Authority

Monmouthshire County Council 01633 644644.

Sale Method

The Three Horseshoes is available For Sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by any alternative sale method to conclude the sale process.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit, of any existing Wayleaves, Easements and Rights of Way. It is for any potential purchaser to make and rely upon their own enquiries in relation to any wayleaves or easements required. The property is accessed via a right of way over a short section of yard area hatched in blue on the Sale Plan.

Viewings

Strictly by appointment with the selling agents.

Directions

From the town centre take B4293 and cross the bridge. Turn right onto Cinderhill Street. Continue, crossing the roundabout and zebra crossing and the property will be on the right-hand side just before you reach The Jewel Balti Indian Restaurant.



Singleton Court Business Park, Monmouth, NP25 5JA

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