



Llacaddu Barn

Penrhos, Raglan, Usk

Monmouthshire, NP15 2DE

A superb rural residential development opportunity to acquire a traditional barn with planning consent for conversion and offered with adjoining pasture field and independent access.

- Excellent central Monmouthshire location between Abergavenny and Monmouth •
- Planning permission for conversion of traditional barn to three-bedroom dwelling •
- Offered with adjacent level pasture field with natural wildlife pool •
- In all approximately 4 acres •



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Llacaddu Barn

Penrhos, Raglan, Usk, Monmouthshire, NP15 2DE

A unique and exciting rural development opportunity for the conversion of a traditional stone barn situated within a level pasture field and with the benefit of a beautiful open countryside outlook across fields.

- Penrhos - 2 miles
- Raglan / A40 - 4 miles
- Abergavenny - 8 miles
- Monmouth - 11 miles

Location & Situation

Llacaddu Barn enjoys an excellent location being located centrally within the heart of the beautiful Monmouthshire countryside. The barn and land offered for sale benefit from independent access from a quiet country lane which connects the hamlets of Great Oak & Wernrheolydd.

The hamlet of Penrhos is a short distance away, and local village of Raglan easily accessible which provides for all local amenities and connection to the principal road networks, including the M4 and M50/M5, via the A40/A449 at Raglan.

Description

The proposed barn conversion provides for a new access track from the highway via the existing gateway to the barn and the conversion of Llacaddu Barn to a two-storey residential dwelling providing for Utility Room; Kitchen; open plan Dining & Living Room with staircase to first floor landing and three first floor bedrooms (two doubles & a single) and a bathroom. The gross internal floor area has been confirmed by the architects who prepared the plans as being 1,313 sq. ft. (122 sq. m.) including the ground floor single storey Utility Room.

The proposed elevation and floorplans are available from Powells, or on Monmouthshire County Council's website under the Planning Reference below.

An excellent level pasture field with a natural wildlife pool wraps around the north aspect of the barn and offers great scope for any lifestyle buyer seeking a barn conversion project with land. The freehold area as offered extends to approximately 4 acres (1.62 hectares). Llacaddu Barn is potentially available with less land if desired.



Planning Information

Llacaddu Barn was granted planning permission for the Conversion of redundant stone barn to provide for a single three-bedroom dwelling with reinstatement of lean-to roof to provide a utility room under Planning Application No. DC/2008/01237, dated 16th January 2009. The vendors deem the planning permission to be implemented from underpinning/ foundations work undertaken and signed off prior to the expiry date of the application.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing Wayleaves, Easements and Rights of Way whether specifically referred to in these Particulars or not.

An easement for the Vendor to access the land post sale for maintaining and cleaning the ditch along the eastern boundary will be included in the sale for the benefit of both parties.

Sale Method

Llacaddu Barn 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.

Viewings

Viewings are permitted by appointment only with the Selling Agents. All applicants are to exercise due care and attention whilst on site due to the ground conditions and condition of the property. The barn has been closed off for safety and applicants are advised not to enter the barn. All applicants viewing the property do so at their own risk. It is not considered appropriate that children should accompany any viewings due to the nature of the property. Please ensure all social distancing is complied with under Covid-19 prevention measures.

Directions

From the hamlet of Great Oak proceed north continuing past a lane to Bryngwyn on your right and Argoed Farm on your left. Follow the lane for 1.2 miles from Great Oak until reaching a lane on the right-hand side for Penrhos. Continue past this lane and after a short distance you will reach Llacaddu Farmhouse on the right and the field gate to the left of the Farmhouse entrance leads into the field and Llacaddu Barn as shown on the Sale Plan. Please do not obstruct the Farmhouse entrance as this is in separate ownership to Llacaddu Barn.



POWELLS
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