



# The Masons Arms & Rose Cottage

## Devauden, Chepstow, NP16 6PE

A superb redevelopment opportunity to purchase an historic public house with outbuilding in a premium desirable location in the village of Devauden with lapsed planning consent to convert the outbuilding to additional accommodation.

- Superb residential location and excellent position in the village of Devauden •
  - Very accessible to the towns of Chepstow and Monmouth •
  - Public house in need of full renovation and refurbishment with unfinished extensive accommodation •
  - Extending to approximately 0.12 acre •



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An exciting development opportunity to acquire an historic village public house in need of full refurbishment and renovation with extensive unfinished ancillary accommodation incorporating the former Rose Cottage and outbuilding in the popular village of Devauden.

The Masons Arms is well located in the heart of the village, opposite the Devauden Green. The property is on the east side of the Devauden Road which connects directly to the B4293 Chepstow Road.

**Chepstow – 5.6 miles**  
**Usk – 9.5 miles**  
**Monmouth – 10.6 miles**  
**Abergavenny – 17.6 miles**  
**Bristol – 22.1 miles**

## Location & Situation

The Masons Arms and Rose Cottage enjoys an excellent accessible location within the centre of the popular village of Devauden situated on the east side of the Devauden Green within a generous plot.

Devauden is a small thriving village within the Wye Valley Area of Outstanding Natural Beauty positioned approximately 5.6 miles north of Chepstow. Devauden has a village hall, shop, garage and a mobile post office.

The property is positioned adjacent to the east side of the public highway known as Devauden Road which connects directly to the B4293 road within the village. The B4293 provides direct access to the towns of Monmouth to the north and Chepstow, the A48, A466 and main road network of the M48 and M4 to the south.

A Sale Plan showing the location is on the rear of the Brochure.



## Description

The Masons Arms and Rose Cottage provide an excellent redevelopment opportunity to purchase a public house in need of full refurbishment in the thriving village of Devauden with generous unfinished accommodation. Internally the walls of Rose Cottage have been knocked through to be incorporated into the Masons Arms providing extensive space for accommodation and conference space in addition to the pub itself.



The accommodation is set out over two floors. The property is accessed via the front door of the Masons Arms which opens out into the front lounge area with two-sided bar and rear lounge. On the east side of the bar is the kitchenette. Accessed from the rear lounge are the WCs and corridor to the existing entrance to Rose cottage. Accessed off the rear lounge and bar area are two extensive rooms and a central hallway which provides access to the rear external door. Accessed from the west side of the hallway are two modest sized rooms and an extensive room which would have formed part of the old Rose Cottage as this can be accessed from the hallway adjacent to the Rose Cottage Entrance.

The first-floor accommodation accessed via the staircase from the Rose Cottage entrance hall comprises a hallway and large room that would have been part of the existing Rose Cottage. A second small room then provides access to three extensive rectangular rooms that have been partially knocked through.

With the incorporation of Rose Cottage, the layout provides the opportunity for extensive accommodation and conference facilities.

Outside, the beer garden and car park to the rear of the property is all laid to concrete. There are also two additional outbuildings. One of which has a lapsed planning consent to provide additional accommodation.

The gross internal area for the Masons Arms and Rose Cottage extends to approximately 4827 Sq.ft. ( 448.5 SQM).

## Planning Information

Planning Consent was granted by Monmouthshire County Council under Planning Application Reference DC/2016/O1171 dated 09 December 2016 for the 'Conversion of the outbuilding to ancillary bedroom accommodation for the adjoining public house.' This provided a bedroom, kitchen room and bathroom.

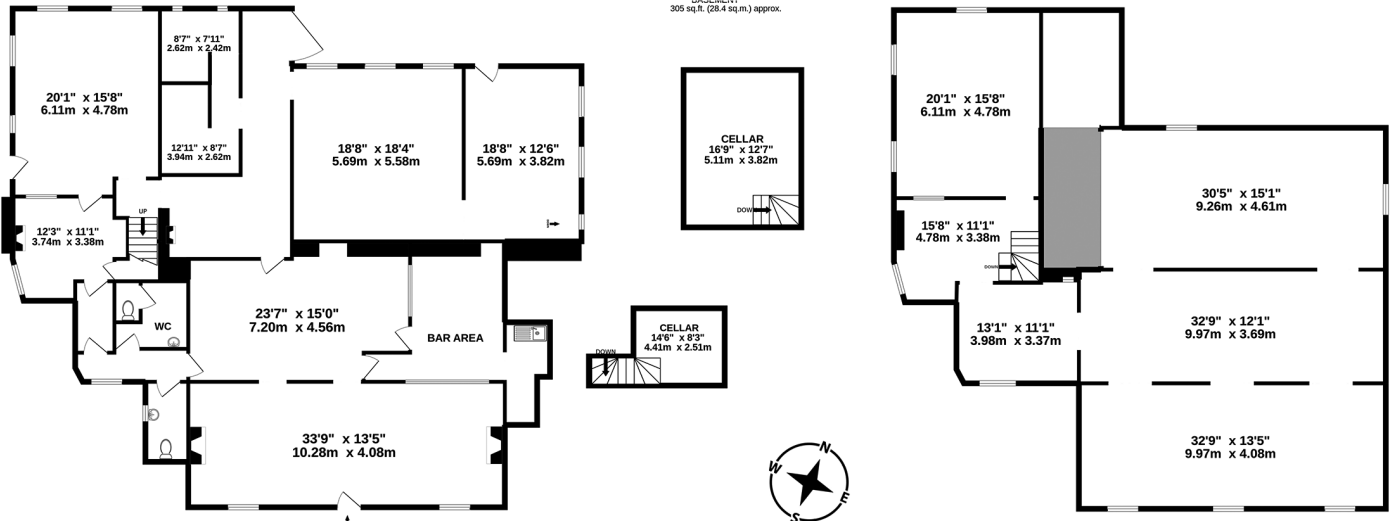


## Floor Plans

GROUND FLOOR  
2515 sq.ft. (233.9 sq.m.) approx.

CELLAR  
305 sq.ft. (28.4 sq.m.) approx.

1ST FLOOR  
2005 sq.ft. (186.2 sq.m.) approx.



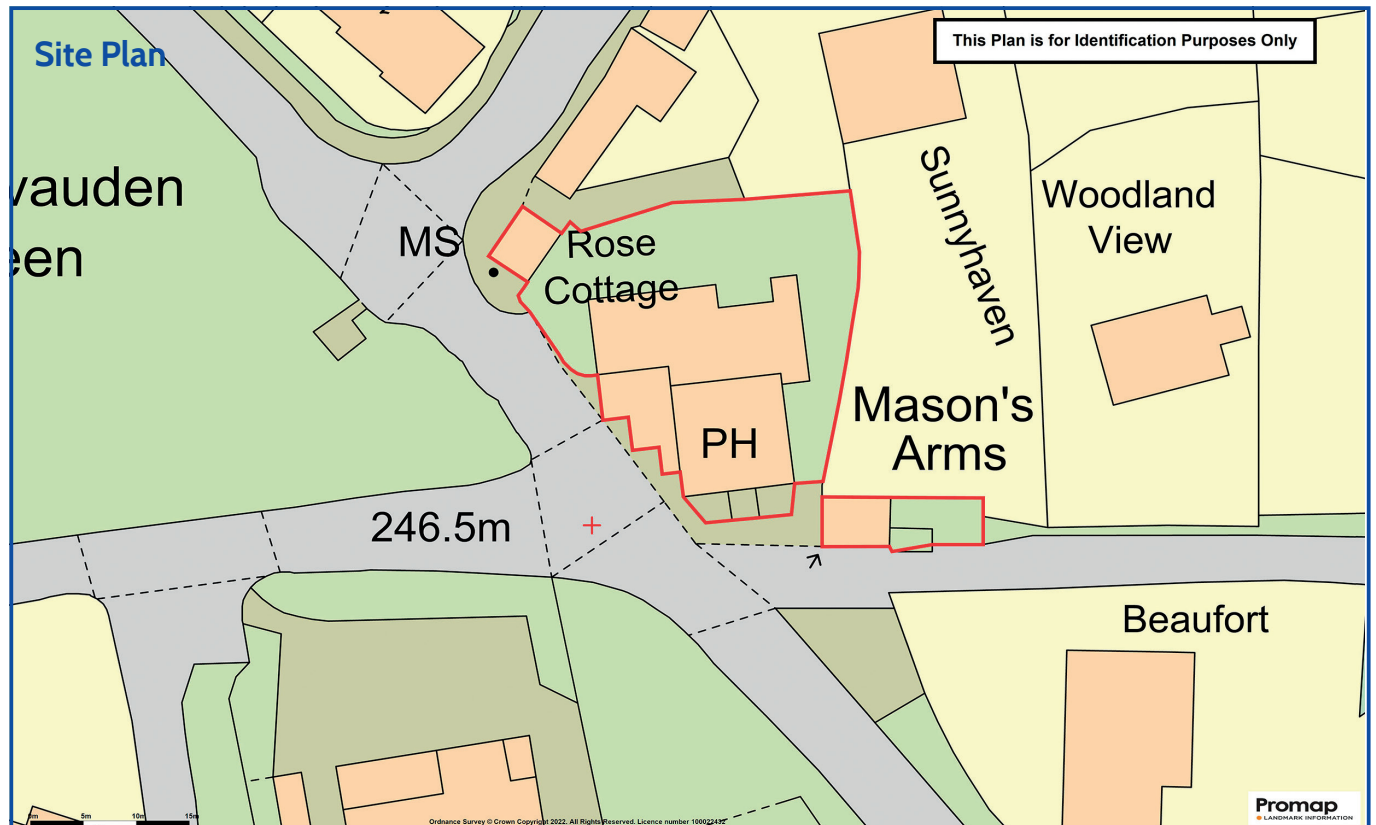
TOTAL FLOOR AREA : 4827 sq.ft. (448.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Services

Electricity, and mains water are connected. Foul drainage is to the public sewer. It is for any potential purchaser to make and rely upon their own enquiries in relation to the installation/connection of all services, utilities and drainage.

## 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 that currently exist, whether they are specifically referred to in these

particulars or not.

## Development Clawback

A development clawback overage provision will be incorporated into the sale contract to capture any future residential development. This will capture 30% of any uplift in value provided by any residential planning consent for a period of 20 years from the date of sale.

## Sale Method

The property 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

Strictly by appointment with the selling agents on set viewing days.

## Directions

From Chepstow Racecourse take the B4293 signposted to Devauden. Pass through Howick and Itton. When you reach Devauden Village Green (Triangle) stay right passing the village hall on your right. At the junction the property will be directly in front of you adjacent to Coal Road.



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