



Llandowlais Farm Barns

Llangybi, Usk, Monmouthshire

USK VALLEY, MONMOUTHSHIRE

Llangybi - 1.0 mile • Usk 1.5 - miles • Newport/M4 - 8.0 miles • Abergavenny - 14 miles.

Attractive Courtyard Development Opportunity in Stunning Location

LLANDOWLAIS FARM BARNES **LLANGYBI, USK, MONMOUTHSHIRE, NP15 1NN**

Courtyard of substantial and attractive traditional barns with planning permission for conversion to three individual residential dwellings, set within the stunning Usk Valley and with excellent accessibility to major road connections

Courtyard available as a whole or as individual units

FOR SALE BY PRIVATE TREATY

Viewing by appointment with the Joint Selling Agents



Llandowlais Farm Barns



OVERALL SUMMARY

Llandowlais Farm Barns offers a prime courtyard development opportunity with three attractive traditional stone and brick built barns benefiting from Planning and Listed Building Consent for residential conversion to three individual dwellings. The Barns are available for development as individual units, or the courtyard development as a whole.

The Barns are set in a rural location between the villages of Llangybi and Llanbadoc close to the historical market town of Usk, with stunning views over the surrounding Lower Usk Valley countryside. Accessibility to major road connections is excellent with the A449/A472/A40 and M4 at Newport all easy accessible.

Planning consent was granted under Application No. DC/2008/01175 on 15th July 2009 with Listed Building Consent also granted on the same date, Application No. DC/2008/01176. A further planning consent for an extension to Unit 1 was granted on 28th April 2010 under Application No. DC/2010/00175.

The curtilage of each barn, with garden and parking areas, is shown on the site layout drawing (drawing no. 389[BD]01H) shown on the rear cover.

UNIT ONE - Planning Consent for Two Storey Five Bedroom Residence

An impressive and attractive two storey traditional stone granary barn with planning consent for conversion to a spacious five bedroom dwelling. In addition to the original planning consent (Application No. DC/2008/01175) a further consent has been achieved for an additional two bedroom extension (Application No. DC/2010/00175) and planning consent for a detached double garage has also been recently permitted for Unit 1.

The proposed accommodation (see floor plan layout opposite) extends in total to an approximate gross floor area of 292 Sq. m (3,143 Sq. ft) as quoted on the architects drawings and comprises;

Ground Floor: Entrance Hall with stairs off; Cloakroom/WC; Sitting Room; Kitchen/Dining area with Utility area; steps down into extension; Bedroom 1 with shower room; Bedroom 2 with shower room.

First Floor: Open galleried landing area leading to Bedroom 3 with shower room; Bedroom 4; Bedroom 5 and family Bathroom.

Agents Note: All measurements and floor areas are taken from the Architect's plans and should be checked on site. It is the purchaser's responsibility to satisfy themselves to any measurements or floor areas.

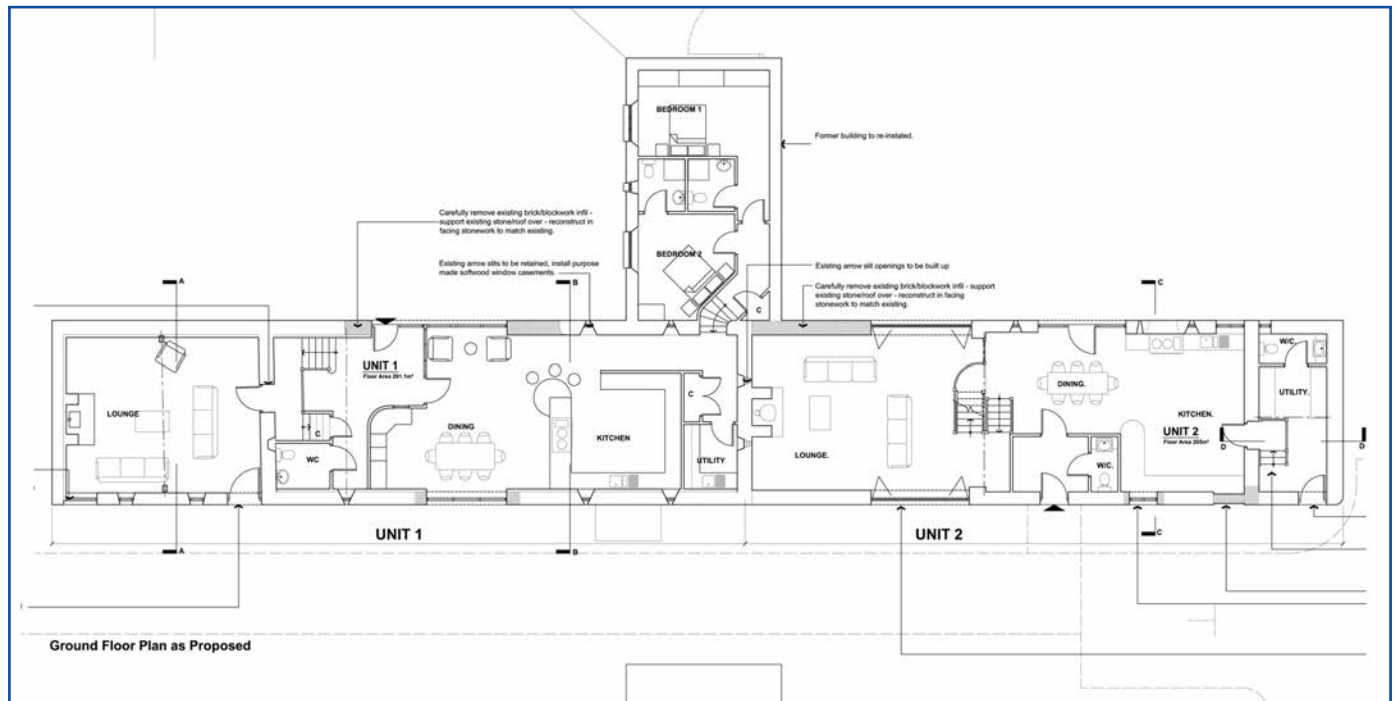
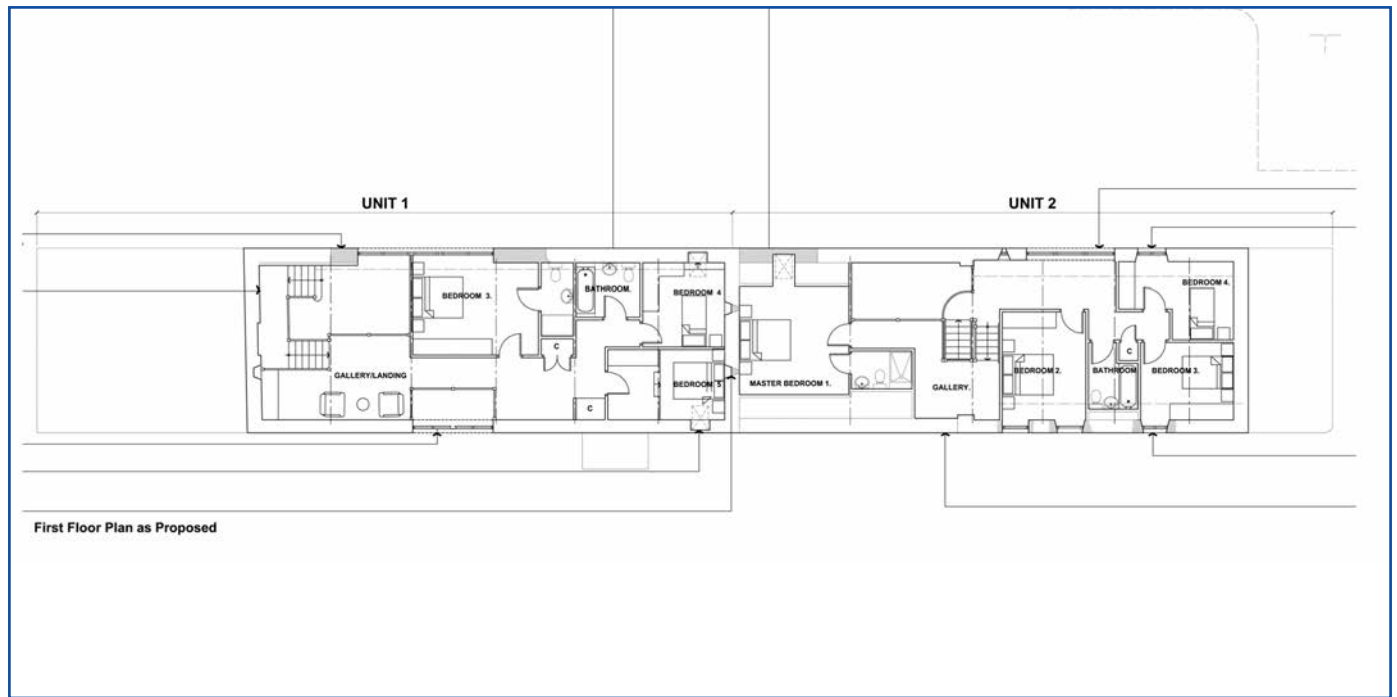
UNIT TWO - Planning Consent for Two Storey Four Bedroom Residence

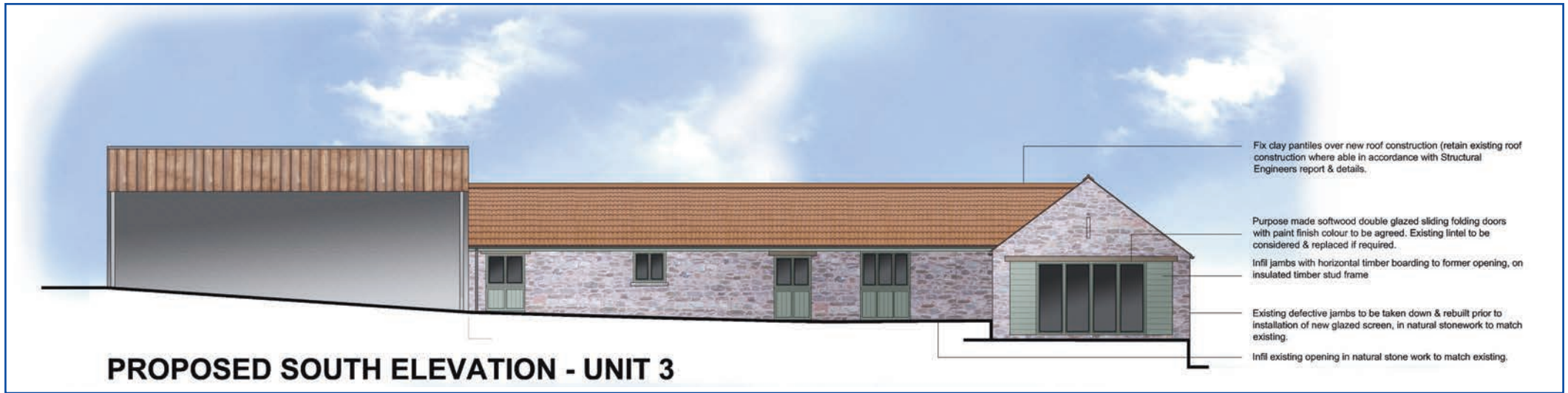
Unit 2 is an attractive stone barn adjoining Unit 1 and with the benefit of stunning views to the south. The planning consent is for conversion to a two storey four bedroom residence.

The proposed accommodation (see floor plan layout above) extends in total to an approximate gross floor area of 205 Sq. m (2,206 Sq. ft) as quoted on the architects drawings and comprises;

Ground Floor: Entrance Hall; Cloakroom/WC; Sitting Room; 'L' shaped Kitchen/Dining Room; steps down to Utility Room with Cloakroom/WC.

First Floor: Open galleried landing leading to Bedroom 1 with ensuite shower room; Bedroom 2; Bedroom 3, Bedroom 4 and family Bathroom.



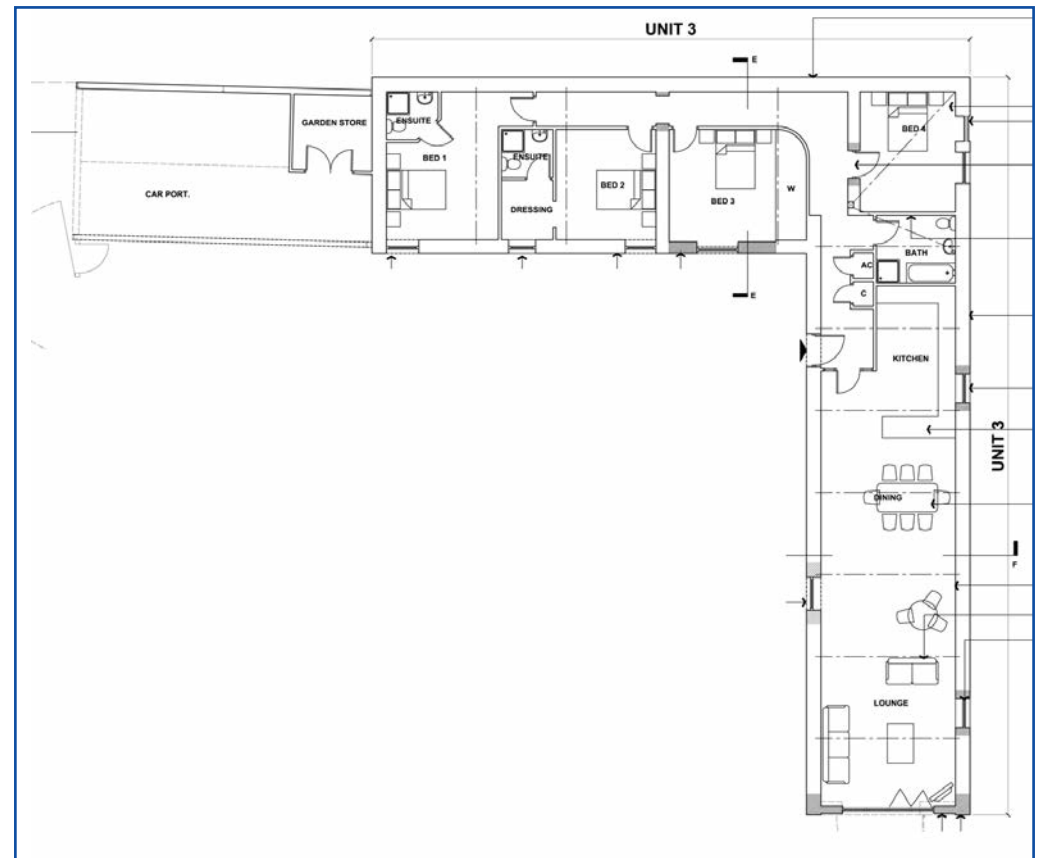


UNIT THREE - Planning Consent for Single Storey Four Bedroom Residence

Unit 3 is an attractive 'L' shaped single storey stone barn with planning consent is for conversion to a four bedroom residence. The barn has the benefit of a double carport to the side of the barn.

The proposed accommodation (see floor plan layout opposite) extends in total to an approximate gross floor area of 182 Sq. m (1,959 Sq. ft) which comprises;

Open plan 'L' shaped Kitchen/Dining Room/Living Room; Bedroom 1 with en-suite shower room; Bedroom 2 with en-suite shower room and dressing area; Bedroom 3; Bedroom 4 and Family Bathroom.



SERVICES

Mains electricity and water are available at Llandowlais Farm. Purchasers should make their own enquiries as to the location and cost of connection of individual services. The vendor will undertake to install a private drainage system to serve the whole site which will carry equal maintenance contributions by user after completion of the development.

LOCAL AUTHORITY

Monmouthshire County Council. Telephone: 01633 644644.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The Barns will be sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether they are specifically referred to in these particulars or not. A right of access over the entrance drive will be provided to each Barn. Easements will be granted over any retained land by the vendor for access to any services.

SALE METHOD

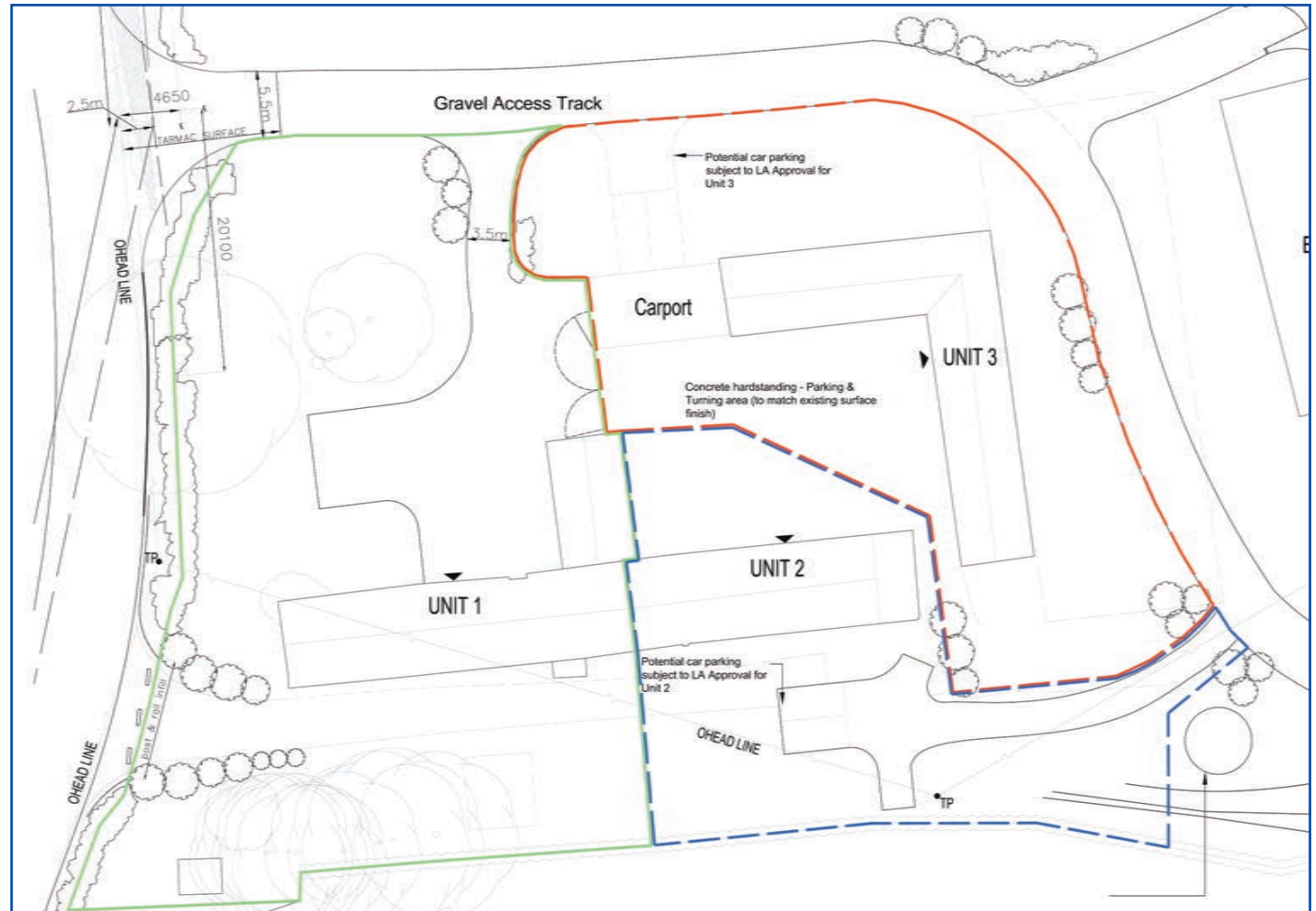
Llandowlais Barns are offered for sale by Private Treaty, either as a whole courtyard development site, or as individual units with the allocated curtilage as shown on the site plan.

DIRECTIONS

From Usk, leave the town centre (Bridge Street/A472) passing over the river bridge. Turn left immediately after passing over the bridge, sign posted Llangybi / Caerleon. Follow the road for approximately 1.5 miles, passing through the village of Llanbadoc. Llandowlais Farm Barns are situated on the left approximately 1/2 mile after the village, before reaching the village of Llangybi.

VIEWING ARRANGEMENTS

Viewing is strictly by prior appointment with the Joint Selling Agents.



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