

Town & Country
— COLLECTION —

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**A rare residential development opportunity
in rural Monmouthshire with full planning
permission for a range of diverse traditional
buildings**



A unique residential development opportunity, in an exceptional setting within a private estate surrounded by woodland. The village of Llangybi is situated just outside of Usk. This incredible Grade II listed site has exceptional history, incorporating residential property amongst further buildings with full planning permission granted to residential development.

Ideally situated just 3 miles from Usk town offering an array of day-to-day needs including a doctor, dentist, pharmacy, supermarket, primary school, as well as eateries and pubs. Situated on the river Usk there is an abundance of country walks. The A449 provides quick access to the M4 and M50. Llangybi itself has a village pub and hall offering social events, again surrounded by countryside.



North Range

Planning DM/2023/00032

LB DM/2023/00038

Fishermans Cottage (existing 3 bed, 1 bath, end of terrace, residential 2 storey dwelling)

The Arches (existing 2 bed, 1 bath, ground floor apartment)

Stables House (existing 3 bed, 1 ensuite, 1 bath, end of terrace, residential 2 storey dwelling)

Stables (terraced, unconverted 2 storey building. Planning granted for residential development 3 bed, 2 bath)

Services: Mains electricity and water.



South Range

Planning DM/2023/00046

LB DM/2023/00047

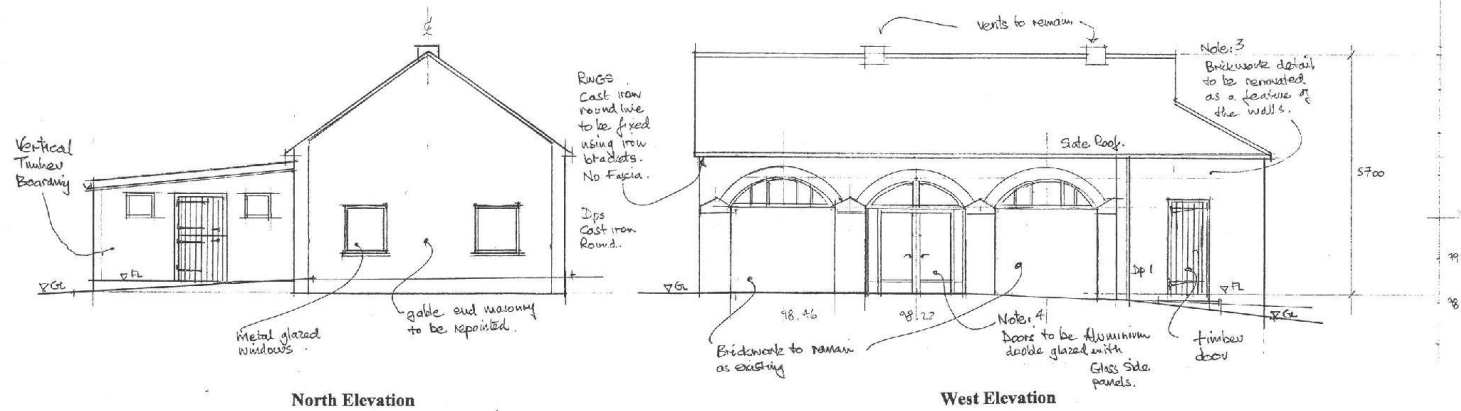
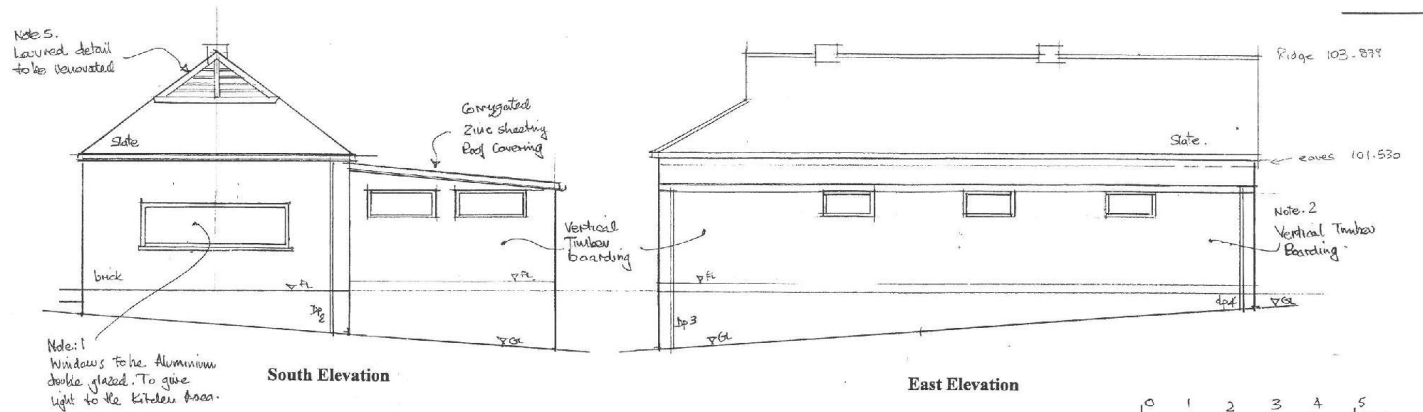
Former Coach House block, (planning permission granted for residential development 2 x 3 bed, 2 bath)

A small old stone building plus a Victorian red brick bull shed with lean-to building (planning permission granted for residential development)

Services: Mains electricity.

Guide price as a whole lot: £1,800,000





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Date	Revisions	
01.06.20	General	A
12.07.20	General	B
06.07.2023	General detail + window depth	C
21.10.23	General	D

Christopher F. Knock B. Sc. (Civil Engineering) Architecture & Planning Consultant Tel: 01531 635462 Email: chris@christopherknock.co.uk		Tinkers Grove Cottage The Deer Park, Eastnor, Nr. Leicestershire LE19 1RQ
JOB TITLE: Castle Farm, Langiby Estate, Nr. Oak, Monmouthshire NP15 1NJ South Stable Range, Bull Shed and Woodstore Proposed conversion of buildings to residential use For Langiby Estate c/o Mr. D. Addams-Williams.		
DRAWN BY: C. F. Knock		DRAWING TITLE: Proposed elevations Bull Shed
DATE: 28 th September 2021 SCALE: 1:100, A3 DRAWING NO: 1321:1997:17 D		



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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homes of distinction

Town & Country Collection
17 Bridge Street, Usk, NP15 1BQ, tel. 01291 672827
usk@m2ea.co.uk

www.tandcc.com

