



Development Opportunity at Castle Farm
Llangybi, Usk, NP15 1NJ



Development Opportunity

Castle Farm, Llangybi, Usk, NP15 1NJ

A unique opportunity to acquire an attractive development site featuring two substantial traditional buildings together with ancillary barns benefitting from full planning consent for conversion to create eight residential units.

- Residential development opportunity
- Substantial traditional building (North Stable Range) comprising three existing residential units and stables, with full planning consent to reconfigure to provide four units
- Further significant traditional building (South Stable Range) and ancillary barns, currently unconverted, with full planning consent for four additional residential units
- Complementary amenity space comprising garden areas and allocated parking
- Highly desirable countryside location with far reaching views

FOR SALE BY PRIVATE TREATY

GUIDE PRICE OF £1,800,000

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DESCRIPTION

Castle Farm comprises a rural complex featuring two substantial traditional buildings, formerly used as stabling, with one being unconverted (the South Stable Range) and one incorporating three existing residential units (the North Stable Range).

They, alongside the immediately surrounding farm buildings, benefit from full planning consent for conversion to create a residential complex of eight units in total together with associated amenity garden areas and allocated parking.

The traditional buildings were constructed in the late 1700's when Castle Farm operated as an agricultural holding, providing an impressive stable block and coach house with hay storage above. A range of traditional and historic features from the Victorian period remain visible throughout and have been carefully retained within the existing, converted units of the North Stable Range. The buildings were given Grade II listed status in early 2002 in recognition of their historic significance.

This property presents an exceptional opportunity to develop eight distinctive and unique homes within a single, well-planned complex and set in a highly desirable countryside location.

SITUATION

The property is situated on the outskirts of the popular village of Llangybi (0.8 miles), just south of the market town of Usk (2.7 miles), within the County of Monmouthshire.

Owing to its location, the property enjoys a peaceful and private setting, screened by the surrounding pasture and woodland, albeit within close proximity to commuter routes. These include the A449 which connects to the A40, A48 and Junction 24 of the M4 Motorway Network, enabling convenient access to Newport (10.0 miles), Cardiff (23.7 miles) and Bristol (37.9 miles), all reachable within an hour's drive.

The village of Llangybi offers a small range of local amenities, including a pub and hall, with the nearby market town of Usk offering an extensive range of independent and national retailers together with an excellent choice of restaurants, pubs, leisure and other recreational services.

Usk itself is widely regarded as one of Monmouthshire's most desirable market towns, boasting historic charm. The River

Usk, which passes through the town and offers scenic walks, only adds to the town's appeal.

The property's position is therefore particularly convenient for commuters seeking a refined setting without sacrificing accessibility.

PLANNING CONSENT

There are two planning and listed building consents which have been obtained at the site, detailed below:

North Stable Range – DM/2023/00032 & DM/2023/00038

The North Stable Range comprises a substantial traditional building formerly used for agricultural purposes and horse stabling, incorporating three existing residential units alongside an unconverted stable block. There is consent for reconfiguration and conversion to provide the following residential units:

- Stables House – A 3-bedroom end of terrace (existing),
- Arches Flat – A 2-bedroom ground floor flat (existing),
- Stables – A 3-bedroom mid-terrace (proposed),
- Fisherman's Cottage – A large 3-bedroom end of terrace (existing).

South Stable Range – DM/2023/00046 & DM/2023/00047

The South Stable Range comprises a further substantial traditional building which remains unconverted. Together with the immediately surrounding farm buildings, there is planning consent for conversion to provide the following residential units:

- Coach House – A 3-bedroom semi-detached,
- South Stables – A 3-bedroom semi-detached,
- Bull Shed – A 2-bedroom detached,
- Wood Store – 1 No. 1-bedroom detached annex.

For further details of these planning permissions, including the respective listed building consents, please refer to the Monmouthshire County Council website in accordance with the references provided.

TENURE

The property is sold freehold with vacant possession.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

LOTING & RESERVE

It is anticipated that the property will be offered as shown but the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

EASEMENTS, COVENANTS & RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which affect it.

The driveway to the site is shared with additional users and whilst the freehold of such will be included with the development, those neighbouring properties will retain an unrestricted right of access.

The vendor reserves the right to construct an access track across part of the site and will retain an unrestricted right of access over such.

SERVICES

There is a mains electricity connection available to the site, with the existing residential units within the North Stable Range also benefitting from mains water, private drainage to a shared septic tank, oil central heating to the Stables House and Fisherman's Cottage, and solid fuel heating to Arches Flat.

Under the planning consents referred to, there is provision for the installation of air source heat pumps and new private package treatment plants for each of the Stable Ranges.

Purchasers are advised to make their own enquiries with the relevant providers with regards to any new connections.

COUNCIL TAX BANDS

The existing residential units within the North Stable Range fall within the following Council Tax bands:

- Stables House – Band E,
- Arches Flat – Band B,
- Fisherman's Cottage – Band E.

EPC

The existing residential units within the North Stable Range hold the following valid EPC's, expiring in 2032:

- Stables House – Band D,
- Arches Flat – Band C,
- Fisherman's Cottage – Band D.

LOCAL AUTHORITY

Monmouthshire County Council – 01633 644 644

DIRECTIONS

From the town centre of Usk, proceed west along Bridge Street, turning left onto Woodside Road towards the village of Llanbadoc. Continue south for approximately 2.2 miles, then turn right off the main road onto the shared private driveway, accessed through a gated entrance. The turning is located just before reaching the village of Llangybi.

When using the mobile application – What Three Words:/// blanking.snail.research

VIEWING

Strictly by appointment with the Agents David James. Please telephone the Magor Office on 01633 880220.

Alternatively, please email Ellie.Jones@david-james.co.uk or Rhiannon.Chamberlain@david-james.co.uk.

GUIDE PRICE

Guide Price of £1,800,000 (One Million, Eight Hundred Thousand Pounds).

Ref: 8185

Date: March 2026



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





