



Llangibby Castle House
Llangibby, Usk, NP15 1NJ

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An exceptional prospect to secure a development site benefitting from planning consent for a single dwellinghouse on part of the estate formerly known as Llangibby Castle House, noted for its historical prominence.

This represents a rare chance to create a bespoke home in a highly desirable setting, combining privacy, character and local heritage.

- Residential development opportunity
- Former Llangibby Castle House
- Full planning consent for reinstatement to residential use including 3-bedrooms
- Associated grounds incorporating garden areas, offroad parking and detached garage
- Highly desirable countryside location with far reaching views
- Extending in total to 3.71 acres (1.50 ha)

FOR SALE BY PRIVATE TREATY

GUIDE PRICE OF £375,000

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Magor, Monmouthshire, NP26 3HT
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DESCRIPTION

Llangibby Castle House comprises the remains of a detached former dwelling, associated walled gardens and an open fronted storage building, benefitting from full planning consent for the construction of a detached, three-bedroom dwelling.

The site offers a compelling opportunity to acquire a generous building plot with scope to create a bespoke home in the heart of rural Monmouthshire. It enjoys a private and tranquil position, set within approximately 3.70 acres (1.50 ha) of associated grounds immediately surrounding the ruin, providing ample space to accommodate landscaped gardens, offroad parking with a turning circle, and a detached double garage, as part of the scheme.

The wider, neighbouring grounds comprise of a substantial former deer park, which were disbanded in the 1800's and provides an attractive setting for a high-quality residential scheme.

Dating back to the 1300's, Llangibby Castle House once formed an impressive two-storey Palladian residence built of local sandstone, set in a remarkable historic landscape between two distinct Scheduled Ancient Monuments, namely Llangibby Castle (Tregrug) and the earlier Norman motte-and bailey. The surrounding castle remains include an extensive walled garden with defensive ditches, with the bailey forming the largest single-enclosure castle in England and Wales.

Although the castle had fallen out of use by C1600, it was later refortified during the English Civil War and has since taken on various roles. Its heritage is now protected with CADW's support, enhancing the historic nature of the area.

This property offers a rare opportunity to create a distinctive home within its own grounds, set in a highly desirable countryside location that combines seclusion

with exceptional rural appeal and has a rich historic legacy.

SITUATION

The property occupies a peaceful position on the outskirts of the sought-after village of Llangibby (0.8 miles), just south of the market town of Usk (2.7 miles), within the County of Monmouthshire.

Its setting is both private and tranquil, screened by the surrounding pasture and woodland, yet remains conveniently placed for access to key commuter routes. The nearby A449 links directly with the A40, A48 and Junction 24 of the M4 Motorway Network, providing efficient travel to Newport (10.0 miles), Cardiff (23.7 miles) and Bristol (37.9 miles), all reachable within an hour's drive.

The village of Llangibby provides a small selection of local amenities, including a traditional pub and village hall, while the nearby market town of Usk offers a far broader range of independent and national retailers together with an excellent choice of restaurants, pubs, leisure and other recreational services.

Highly regarded for its historic charm and riverside setting, Usk is considered one of Monmouthshire's most desirable market towns, with the River Usk providing attractive walks and enhancing the town's appeal.

This location therefore combines the harmony of rural living with convenient access to surrounding centres, making it particularly well suited to commuters seeking a refined countryside setting without compromising on connectivity.

PLANNING CONSENT

Planning consent obtained for the redevelopment of the site is detailed below with the proposal thoughtfully integrating the character of the historic building with modern architecture that complements the estate's heritage.

DM/2023/01268

The former Llangibby Castle House was historically occupied as a dwelling, however, having since fallen into ruin, now benefits from planning consent for complete renovation to a contemporary two-storey, detached home with proposed accommodation arranged as follows:

Ground Floor

- Hallway
- Kitchen
- Sitting Room
- Utility Room
- Dining Room

First Floor

- Landing
- Bedroom One
- Bathroom
- Bedroom Two
- Bedroom Three
- Bathroom
- Landing

Externally, there is provision for landscaped gardens utilising the existing terraced gardens, allocated parking, a turning area and a detached double garage, all set within the property's immediate grounds extending to approximately 3.70 acres (1.50 ha). The planning consent allows for vehicular parking on site for up to three vehicles.

For further details of the planning permission, please refer to the Monmouthshire County Council website in accordance with the reference 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.

LOTTING & 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 property benefits from an unrestricted right of way over the impressive, shared driveway, which approaches through the former deer park and serves a small number of neighbouring users. A contribution towards ongoing maintenance will be payable.

SERVICES

There is mains electricity available to the outbuilding on the site.

Under the approved planning consent referred to, the scheme includes provision for a private drainage system, together with air source heating and installation of solar panels, supporting a modern and energy efficient design.

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

LOCAL AUTHORITY

Monmouthshire County Council – 01633 644 644

DIRECTIONS

From Usk town centre, head west along Bridge Street and turn 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 via a gated entrance just before the village of Llangibby.

When using the mobile application – What Three Words:/// corrosive.gurging.shuffle

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 £375,000 (Three Hundred and Seventy-Five Thousand Pounds)

Ref: 8186

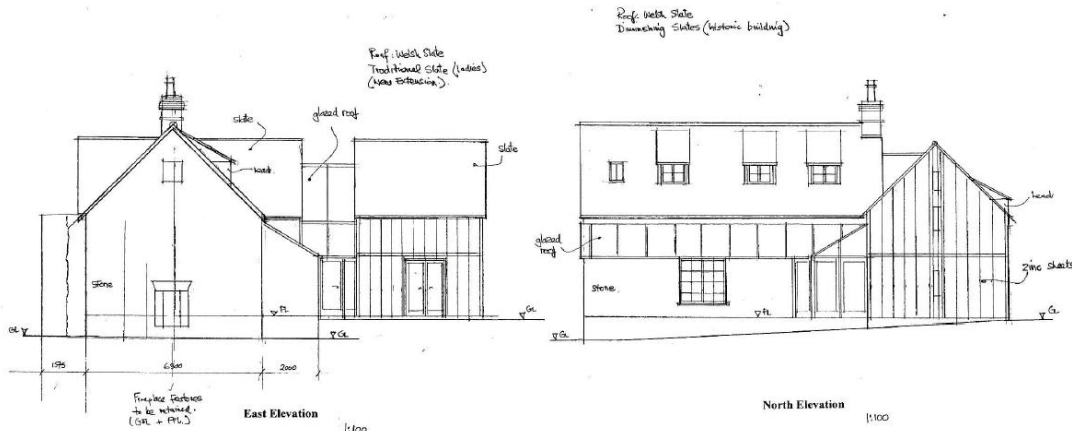
Date: May 2026

PLANS AND PARTICULARS

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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

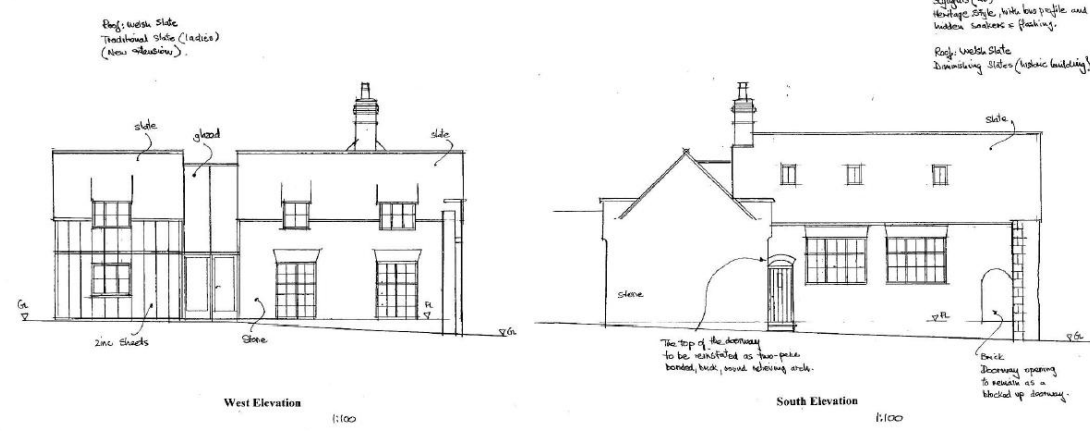
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether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



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Date:	Revision:	A
22 Nov 22	Consent	B

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JOB TITLE: Langley Castle House, Langley Estate, No. 1400, Monmouthshire NP23 1NY For Langley Estate and Mr. G. Adams Wilkins.	DATE: 28 November 2022 SCALE: 1:100 A3 DRAWING NO: 1322-2009-28 B
DRAWN BY: C. F. Knock	DRAWING TITLE: Proposed elevations north and east (revised)

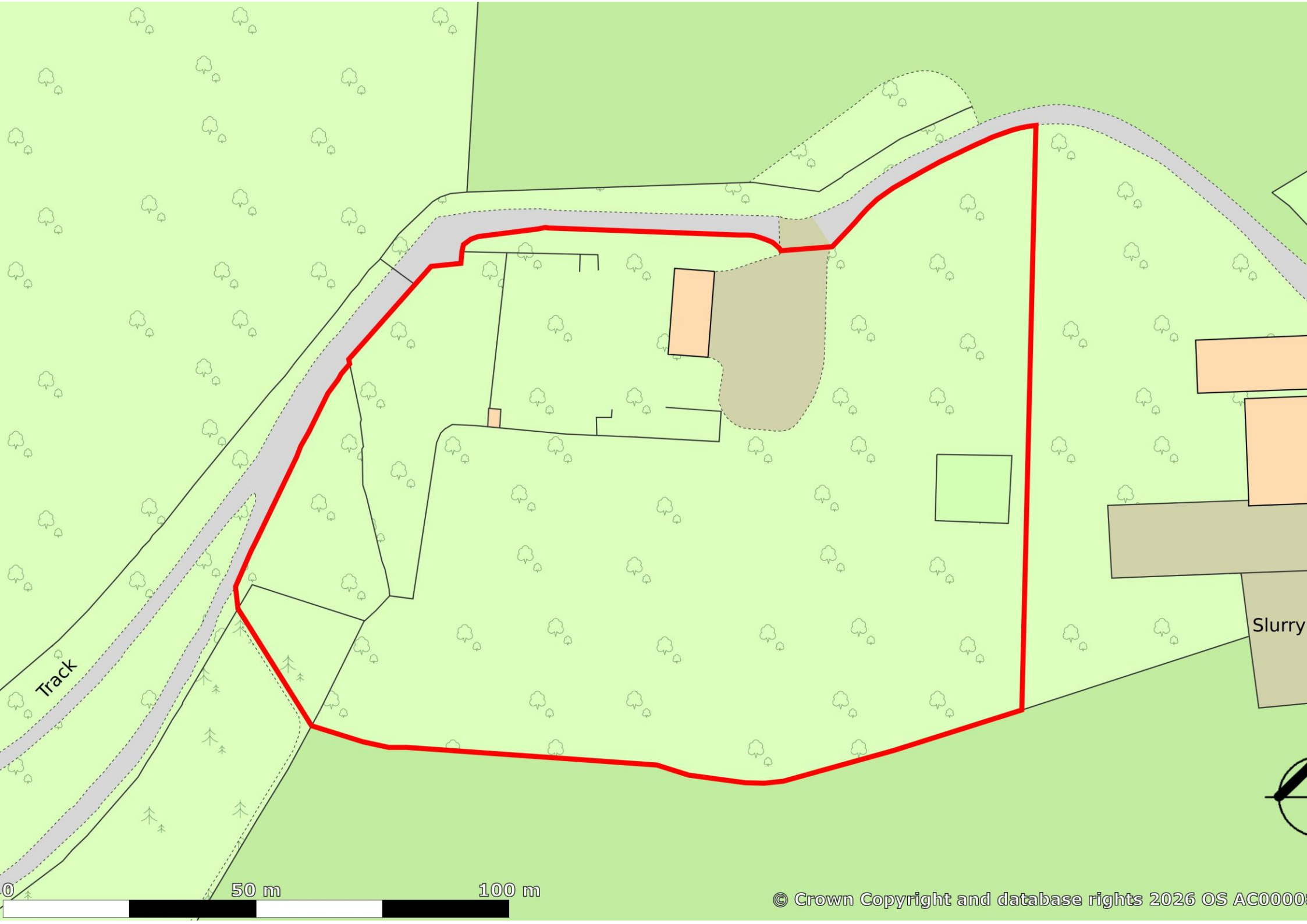


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DRAWN BY: C. F. Knock	DRAWING TITLE: Proposed elevations south and west (revised)





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