



Development Opportunity at The Cayo

Former Dairy at The Cayo Farm, Llanvecha Road, Llandenny, Usk, NP15 1DP



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An excellent development opportunity featuring former agricultural buildings, with planning permission for conversion into 5 residential dwellings together with associated outbuildings including carport, garage, office and garden storage.

Set in a peaceful rural location just 2.2 miles south of Raglan, the property offers the perfect balance of countryside living with convenient access to major commuting routes to Newport, Cardiff, Bristol, and Gloucestershire.

- Full Planning Permission for No.5 dwellings, with associated outbuildings
- Over 2.47-acre site
- Rural Location with extensive views toward Llandenny village
- Shared private driveway
- Excellent transport links
- Open plan accommodation with large family living space
- Private garaging/car ports
- Additional land may be available by separate negotiation

Sold as a Whole
Offers in Excess of £350,000

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DESCRIPTION

An exceptional development opportunity at Cayo Farm, Llandenny, Usk. This desirable rural site offers the potential to create five unique family homes through the conversion of three disused timber-framed agricultural buildings, along with additional outbuildings.

Full planning permission (Ref: DM/2023/00832) has been granted for the conversion of two former cow sheds into four semi-detached, single-storey dwellings providing 2-bedroom accommodation and open plan living, complete with carports and garden stores.

Further planning permission (Ref: DM/2023/00655) has also been approved for the conversion of the former milking parlour into a single dwelling offering two bed accommodation, open plan living and featuring an ancillary building including a garage, office, and garden store.

The proposed development includes the demolition of existing steel portal frame structures on-site.

For further details on the planning permissions, visit the Monmouthshire County Council website using the provided reference numbers (View Planning Applications - Monmouthshire).

SITUATION

Located on the outskirts of the Village of Llandenny, just 5 miles from the market town of Usk and 2 miles south of Raglan, this property enjoys a peaceful rural setting with convenient access to local amenities. Nearby, Raglan offers a village shop, petrol station, and doctors' surgery, providing essential services close at hand.

A broader selection of local and national retailers, along with a variety of restaurants, pubs and other recreational and leisure services can be found in Usk (5 miles) and Monmouth (10 miles). The area is known for its highly regarded schools, including the prestigious Haberdashers' School, Monmouth Comprehensive, and King Henry VIII School.

For commuters, Newport and Bristol are approximately 18 and 29 miles away respectively, with easy access via the A449 and the M4 Motorway, making this an ideal location for those seeking a balance of rural living and city accessibility.

DIRECTIONS

From Usk, heading east along the A472, take the left-hand turn before the A449 onto Chepstow Road (B4235) and continue for 1 mile. Take the left hand turn signposted Cefn Tilla and continue along this road for approximately 1.5 miles, at the junction take the right-hand turn. After passing through the village, take the first lane on the left. Approximately half a mile along this lane, the private track can be found on your left-hand side.

If using the Mobile Application What 3 Words ///: primary.megawatt.plump

OUTSIDE

The site extends in total to approximately 2.47 acres and provides each property with ample amenity space, private gardens and parking facilities.

All dwellings benefit from two car parking spaces and garage space. as well as external domestic storage.

EASEMENTS, COVENANTS & RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which affect it. A public footpath (Ref: 377/5/1) is located within the proposed property boundary and runs along the private driveway.

SERVICES

Mains water and electric are connected to the site however potential purchasers should make their own enquiries as to location and costs of any new connections.

TENURE

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Monmouthshire County Council
Tel: 01633 644644

VIEWINGS

Strictly by appointment with the sole selling Agents: David James. Please contact our Magor Office on 01633 880220 to arrange a viewing.

GUIDE PRICE

For Sale as a whole
Offers in Excess of £350,000

Ref: 6273

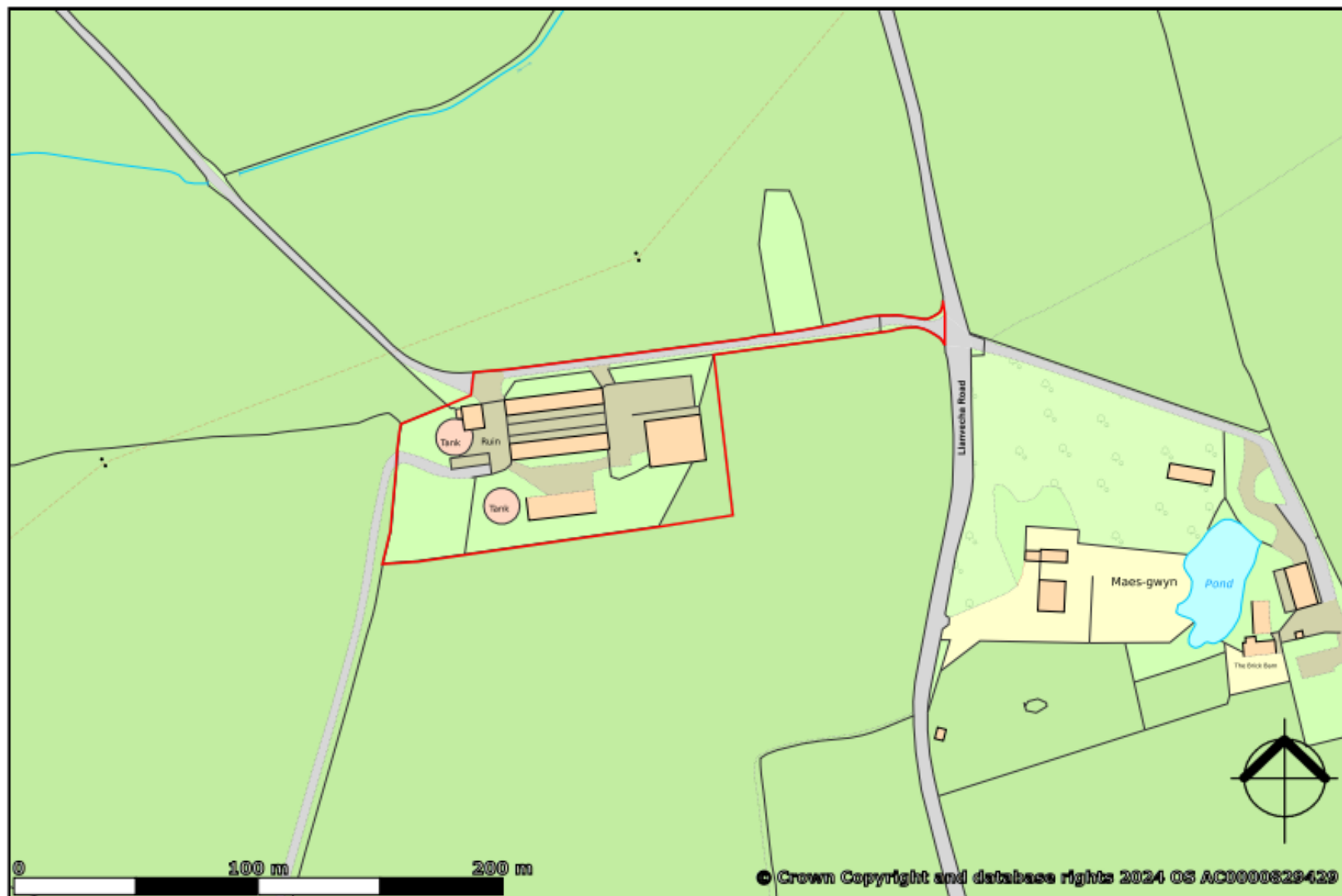
Date: March 2026

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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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Plotted Scale - 1:2,500