

D J & P Newland Rennie
Portwall House
Bank Street
CHEPSTOW
NP16 5EL
t: 01291 626775

email: chepstow@newlandrennie.com

Two Barns At Glencourt Lodge, Glencourt Lodge, Llanllywel, Usk

Starting Bid: £290,000.00



TO BE SOLD AS ONE LOT

This is a rare opportunity to acquire two detached barns benefitting from full planning permission for the conversion of Barn One into a four-bedroom dwelling and Barn Two into two three-bedroom holiday cottages. Situated in the beautiful location of Llanllowell between Usk and Llantrisant, the barns occupy a truly stunning rural setting affording delightful far-reaching views across open countryside yet retaining excellent transport links to the surrounding towns and cities.

This is a fantastic opportunity for those seeking a substantial family home with holiday letting income stream or alternatively to utilise as a self-contained annexe to suit multi-generational living needs, subject to the necessary consent. The setting is truly delightful, surrounded by open countryside and both barns affording wrap around, level mature gardens and extensive parking.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the

property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooms

Barn One - Detached Four Bedroom Dwelling

Full planning consent was granted on 14th December 2011 under reference no. DC/2011/00926 for the 'Conversion of existing redundant agricultural barn into a dwelling.' The proposed accommodation briefly comprises: Entrance hall, cloaks & shower room, four bedrooms (bedroom one with en-suite), bathroom, kitchen/ dining room, living room with bi-fold doors to

garden & utility. The property will benefit from extensive parking, level gardens and a double garage. The dwelling will be accessed by the existing private driveway.

Barn Two - 2x Three Bedroom Holiday Cottages

Full planning consent was granted on 17th May 2021 under reference no. DC/2012/00159 for the 'Proposed change of use for a redundant farm building, into two holiday cottages.' The accommodation of each semi-detached barn will briefly comprise: Open plan kitchen/ dining/ living room, inner hall, bathroom, three bedrooms (one with en-suite). The properties will benefit from ample parking and level gardens. The dwellings will be accessed by the existing private driveway.

Situation

Llanllowell is a beautiful village with delightful countryside yet within 3 miles of the historic market town of Usk which offers an extensive range of amenities, or just 9 miles from Caerleon. The A449 can be reached in just over 3 miles which provides excellent access North to Monmouth (15 miles) or South to Newport (11 miles). In turn, this then provides accessible links to both Cardiff and Bristol via the M4 Motorway.