



Green Farm Development
Llanfihangel, Rogiet, Caldicot, NP26 3UR

 **DAVID JAMES**

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A brownfield development site set in a semi-rural setting with full planning permission for the conversion of existing farm buildings to 10 dwellings and inclusive of a semi-detached Grade II Listed Farmhouse.

- Residential Development Site
- Approximately 5.63 Acres (2.28ha)
- Full planning consent for the conversion of the traditional farm buildings to provide 10 residential dwellings
- No on-site affordable housing requirement
- Convenient Location to commuter networks

**FOR SALE BY
PRIVATE TREATY**

Offers in the Region of £1,300,000

Court Barn, West End
Magor, Monmouthshire, NP26 3HT
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SITUATION

Rogiet is a small village located in Monmouthshire, between Caldicot and Magor, approximately 8 miles (13km) west of Chepstow and 11 miles (18km) east of Newport.

The history of the village stems from the development of the Severn Tunnel and the accompanying Severn Tunnel Junction station, both of which were opened in 1886. The village expanded and grew as the station supported the South Wales coal industry throughout the nineteenth and early twentieth century. Today, the village amenities include a primary school, village hall, community café and football club.

The property is located immediately west of the village of Rogiet, in the small hamlet of Llanvihangel which comprises a small number of residential dwellings and St Michael and All Angels Church, which is now in the care of Friends of Friendless Churches.

The property benefits from good transport links being 2.5 miles from Junction 23a of the M4 and 4.2 miles from Junction 23 providing access to the M48. The Severn Tunnel Junction station is situated approximately 1 mile to the southeast of the property where regular train services are provided to Cardiff, Newport, Bristol and London.

SITE DESCRIPTION

Green Farmyard comprises a 4-Bedroom Grade II Listed Farmhouse, a range of former farm buildings that include a mixture of traditional stone, steel portal frame and concrete buildings in a semi-rural location. The site extends to approximately 2.28 ha (5.63 acres).

The site is level and is bounded by the B4245 (Caldicot Road) to the north, agricultural pasture fields to the south and east and St Michael and All Angels Church and Old Court Farm to the west. The site is accessed via Caldicot Road.

FARMHOUSE

The Farmhouse comprises semi-attached with 4-bedroom accommodation as follows;

Entrance Hallway –	-
Lounge –	4.30m x 4.22m
Dining room –	4.23m x 4.18m
Kitchen-	3.97m x 6.25m
Pantry –	2.43m x 4.39m

Boot Room –	1.07m x 2.41m
Utility –	3.04m x 3.09m
Bedroom 1 –	4.31m x 4.25m
Bedroom 2 –	4.27m x 4.23m
Bedroom 3 –	3.99m x 4.05m
Bedroom 4 –	1.79m x 3.18m
Dressing Room –	3.18m x 1.90m
Bathroom –	-

The dwelling includes an enclosed garden, primarily laid to lawn and a small, enclosed courtyard to the rear with the benefit of domestic outbuildings including a store shed and coal shed.

There is also a walled garden, extending to approximately 0.19 acres, located to the southwest of the dwelling which includes a small array of traditional buildings.

OUTBUILDINGS

There is a range of single and two storey stone outbuildings within the large hardstanding yard area, the proposed development comprises the conversion to 10 residential units. A schedule of accommodation is below;

Plot no.	Net Floor Area	Bedroom	Type	Parking
1	48	1	Single Storey, End-terrace	1
2	65	2	Single storey, mid-terrace	2
3	73	2	Single Storey, End-terrace	2
4	99	2	Double Storey, Semi-detached	2
5	101	2	Double Storey, Demi detached	2
6	195	4	Double Storey, detached	3
7	102	3	Single storey, semi-detached	3
8	92	3	Single storey, attached	3
9	78	2	Single storey, semi-detached	2
10	90	2	Double storey, detached	2

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. License No. LIG0822. 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 DJ&P Newland Rennie 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.

PLANNING HISTORY

On the 31st of January 2017, Monmouthshire County Council resolved to grant full planning permission (planning ref: DC/2015/01328) for the following: "Demolition of existing modern steel and concrete agricultural buildings and the proposed conversion of existing farm buildings (excluding the farmhouse) to 10 residential dwellings, associated residential curtilages, public open space, parking areas and other infrastructure works".

Planning permission was granted following the completion of a Section 106 provisions. The agreement contains the following obligations;

- Affordable housing off-site commuted sum £109,857
- Provision of a 3m shared footpath/cycleway along the B2425 between Magor and Rogiet.

The cluster of traditional stone-built buildings at Green Farm Yard are considered to be historically significant both in terms of their character and rural setting. The buildings are within the Llanvihangel Rogiet Conservation area and two of the buildings are Grade II listed. The development benefits from Listed Building Consent as part of the permission.

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CURRENT PLANNING

The proposed development comprises the conversion of 10 existing traditional stone barns into residential dwellings, which are to be a mix of terraced, semi-detached and detached and range from 1 bedroom – 4-bedroom properties. Application reference DM/2021/01198 has extended the planning until 2027.

TENURE

Freehold with Vacant Possession. The site is to be sold freehold, with vacant possession.

LOCAL AUTHORITY

Monmouthshire County Council – 01633 644831

RIGHTS OF WAY, EASEMENTS AND COVENANTS

The site is sold with any rights, easements or incidents of tenure which may affect it.

SERVICES

The property benefits from mains water and electricity. Interested parties are advised to make their own enquiries.

VIEWING

Strictly by appointment with the Agents: David James. Tel: 01633 880220.



PLAN OF GREEN FARM DEVELOPMENT



DAVID JAMES

GREEN FARM DEVELOPMENT



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