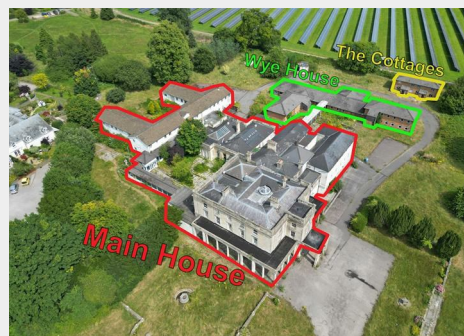


## Sedbury Park, Sedbury, Chepstow, Gwent, NP16 7EY

Sold @ Auction £800,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH OCTOBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ OCTOBER ONLINE AUCTION
- DETACHED MANSION HOUSE
- 43,000 Sq Ft | 9.015 ACRES
- VACANT | REQUIRES MODERNISATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan - OCTOBER LIVE ONLINE AUCTION – A Stunning GRADE II\* LISTED MANSION HOUSE ( 43,000 Sq Ft ) occupying an ELEVATED 9 ACRE PLOT now in need of MODERNISATION.

# Sedbury Park, Sedbury, Chepstow, Gwent, NP16 7EY

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ OCTOBER ONLINE AUCTION \*\*\*

GUIDE PRICE £600,000 +++  
SOLD @ £800,000

ADDRESS | Sedbury Park, Sedbury, Chepstow, Gwent NP16 7EY

Lot Number 18

The Live Online Auction is on Wednesday 16th October 2024 @ 17:30  
Registration Deadline is on Monday 14th October 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

Sedbury Park is an imposing Grade II\* Listed mansion house occupying an elevated position just 1.5 miles from Chepstow town centre yet offering unrivalled privacy and potential. The lot comprises 4 buildings ( Main House | Wye house | Cottage 1 | Cottage 2 ) with a combined 43,001 Sq Ft arranged over a 9.015 Acre site with views towards the River Severn. The main mansion house was designed by Sir Robert Smirke who was also the architect of the British museum and a pioneer in the use of concrete foundation. Over its time it has been a home to some notable people such as Sir William Henry Marlin, a famous antiquarian, George Ormerod, and later his daughter Eleanor Ormerod. In the early 1900's the property was converted into a luxury hotel, then a school and for the previous 30 years it has been used as a nursing home.  
Offered for sale with vacant possession.

Grade II\* Listed - We understand the main building is Grade II\* listed but the subject premises are not situated within a conservation area. ( In addition, the terrace balustrades, gate piers and steps are separately listed at Grade II )  
Tenure - LEASEHOLD | 999 years from 1st March 2006 ( thus having some 984 years unexpired ) at a peppercorn rent.  
VAT - We understand VAT is not applicable  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

LARGE LEASEHOLD VACANT DETACHED BUILDING | HUGE POTENTIAL

The property has a history of different occupants and has ranged in use from a quasi-stately home to, in recent times, various commercial uses. With its stunning location, elegant main period house accommodation and later very generous additions it offers a plethora of potential uses and is now in need of modernisation it is a unrivalled opportunity.

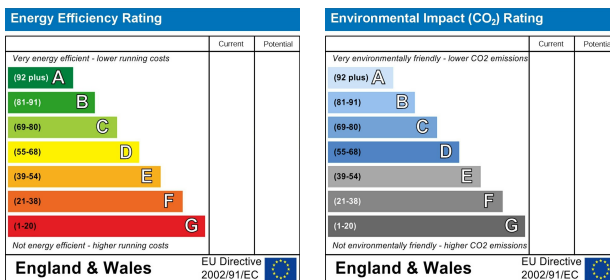
Sedbury Park could revert to its original use as a magnificent and imposing family home, alternatively it would be ideal to convert into flats or some commercial use such as a school, hotel, or institutional enterprise.  
We are informed there are no outstanding dilapidation claims, enforcement notices or restrictions on the potential use of the building from the Freeholder.  
Please refer to online legal pack.

All subject to gaining the necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT  
Tel: 0117 973 6565  
Email: post@hollismorgan.co.uk  
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

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Please refer to our website for further details.