



THE MASONS ARMS

DEVAUDEN | CHEPSTOW | MONMOUTHSHIRE



THE MASONS ARMS

DEVAUDEN | CHEPSTOW | MONMOUTHSHIRE | NP16 6PE

THE MASONS ARMS OFFERS A SUPERB REDEVELOPMENT OPPORTUNITY TO PURCHASE AN HISTORIC PUBLIC HOUSE WITH OUTBUILDING IN NEED OF FULL RENNOVATION IN A PREMIUM DESIRABLE LOCATION WITHIN THE POPULAR VILLAGE OF DEVAUDEN, WITH LAPSED PLANNING CONSENT TO CONVERT THE OUTBUILDING TO ADDITIONAL ACCOMMODATION.

- Superb location and excellent position within the heart of the popular village of Devauden •
- Very accessible to the towns of Monmouth and Chepstow and the main motorway networks of the A48 and M4 •
 - Existing Public House requiring full renovation and refurbishment •
 - Extensive extension pre first fix •
- Fantastic opportunity for a range of possible uses (subject to planning) •
 - Outbuilding with lapsed planning to convert to accommodation •
 - Extending to approximately 0.12 acre •

DISTANCES

Chepstow 5.6 miles • Raglan 8.1 miles • Usk 9.5 miles

Monmouth 10.6 miles • Abergavenny 17.6 miles • Newport 21.7 miles

Bristol 22.1 miles • Hereford 31.1 miles • Cardiff 32.6 miles

London 128.8 miles • Bristol Airport 33.3 miles

Cardiff Airport 47.7 miles • Heathrow Airport 135 miles

Chepstow Railway Station 5.6 miles • Bristol Parkway Station 17.3 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The Masons Arms enjoys an excellent accessible location within the centre of the popular village of Devauden situated on the east side of the Devauden Green within a generous plot. Devauden is a small thriving village within the Wye Valley Area of Outstanding Natural Beauty positioned approximately 5.6 miles north-west of Chepstow. Devauden has a village hall, shop, garage and a mobile post office.

The property is positioned adjacent to the east side of the public highway known as Devauden Road which connects directly to the B4293 road within the village. The B4293 provides direct access to the towns of Monmouth to the north and Chepstow, the A48, A466 and main road network of the M48 and M4 to the south.

Chepstow is just 5.6 miles to the south-east, a thriving border town with the picturesque historic Chepstow Castle dating back to the 11th century, the oldest surviving post-Roman stone fortification in Britain and the renowned Chepstow Racecourse. Chepstow has a bustling high street with a mixture of high street chain stores, independent shops and eateries as well as everyday services such as banks, post offices and grocery stores, three distinct shopping areas and a good selection of restaurants and bars. For education, St. John's on-the-Hill is a co-educational day and boarding preparatory school with all-year round Day Nurseries. There are also primary schools in the area and Chepstow Comprehensive School. An abundance of tourism and recreational activities exist within Chepstow and the wider region.

THE PROPERTY

The Masons Arms and what was formerly Rose Cottage provides an excellent redevelopment opportunity to purchase a public house in need of full refurbishment in the thriving village of Devauden with generous unfinished accommodation. Historically Rose cottage was an independent dwelling but has long since ceased to have any residential status. The walls of Rose Cottage have been knocked through to be incorporated into The Masons Arms providing extensive space for accommodation, dining and conference space in addition to the pub itself.

The accommodation is set out over two floors. The property is accessed via the front door of the Masons Arms which opens out into what was the front lounge area with two-sided bar and rear lounge. On the east side of the bar is the kitchenette area. Accessed from the rear lounge are the WCs and corridor to the existing entrance to Rose cottage. Accessed off the rear lounge and bar area are two extensive rooms and a central hallway which provides access to the rear external door. Accessed from the west side of the hallway are two modest sized rooms and an extensive room.



The first-floor accommodation accessed via the staircase from what was formally the Rose Cottage entrance hall comprises a hallway and large room that would have been part of the existing Rose Cottage. A second small room then provides access to three extensive rectangular rooms that have been partially knocked through, with the existing rooms featuring boarded floors and the new extension featuring block floor with one room featuring joists only.

The 1st floor space for accommodation is extensive and could provide for a range of possible uses subject to obtaining the necessary planning consents.

Overall, the layout is substantial, providing the opportunity for extensive accommodation, restaurant and conference facilities.

OUTSIDE

Outside, to the front of the property is a modest walled beer garden. The beer garden and car park to the rear of the property is extensive and all laid to concrete, providing ample space for both parking and hospitality. There are also two additional outbuildings. The first is a traditional stone wood shed positioned on the north-western boundary. The second is a substantial traditional stone building which is detached from the main property to the south-east which has a lapsed planning consent to provide additional accommodation.

The gross internal area for the Masons Arms extends to approximately 4827 Sq.ft. (448.5 SQM).

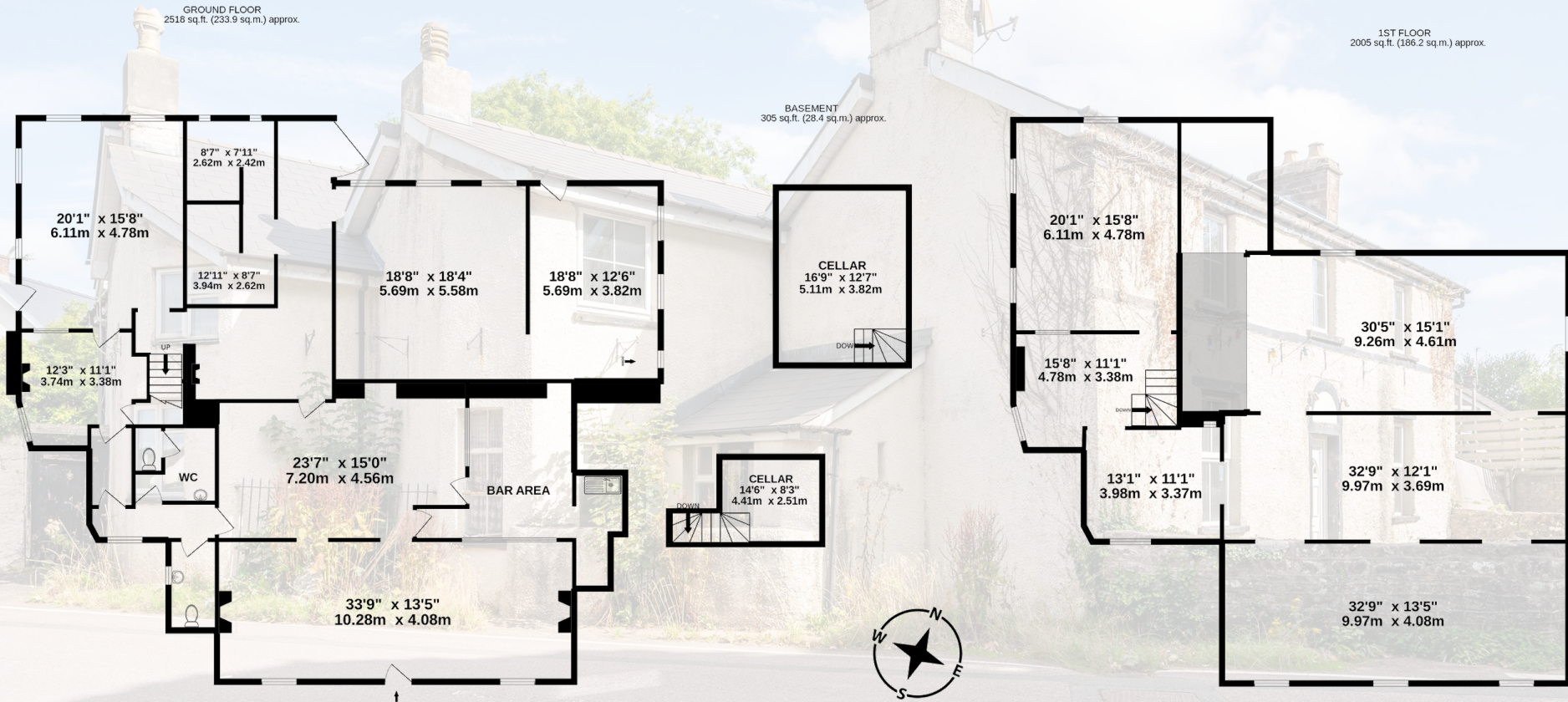
PLANNING

Planning consent was granted by Monmouthshire County Council under Planning Application Reference M/5265 dated 13th November 2001 for "Renovations, extensions and alterations to provide accommodation and dining room". This is what has resulted in the substantial extension of the building and incorporation of Rose Cottage. All the block work was undertaken and the property sealed, but no further work to bring the property to first fix has been undertaken.

Planning Consent was again sought and granted by Monmouthshire County Council under Planning Application Reference DC/2016/01171 dated 09 December 2016 for the 'Conversion of the outbuilding to ancillary bedroom accommodation for the adjoining public house'. This provided a self contained bedroom, kitchen room and bathroom.



FLOORPLANS



TOTAL FLOOR AREA : 4827 sq.ft. (448.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

KEY INFORMATION

Services: Electricity and mains water are connected. Foul drainage is to the public sewer. It is for any potential purchaser to make and rely upon their own enquiries in relation to the instillation/connection of all services, utilities and drainage.

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of any existing wayleaves, easements and Rights of Way and other such rights, whether these are specifically referred to in these particulars or not.

Development Clawback: A development clawback coverage provision will be incorporated into the sale contract to capture any future residential development. This will capture 30% of any uplift in value provided by any residential planning consent for a period of 20 years from the date of sale.

Sale Method: The property is available For Sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by any alternative sale method to conclude the sale process.

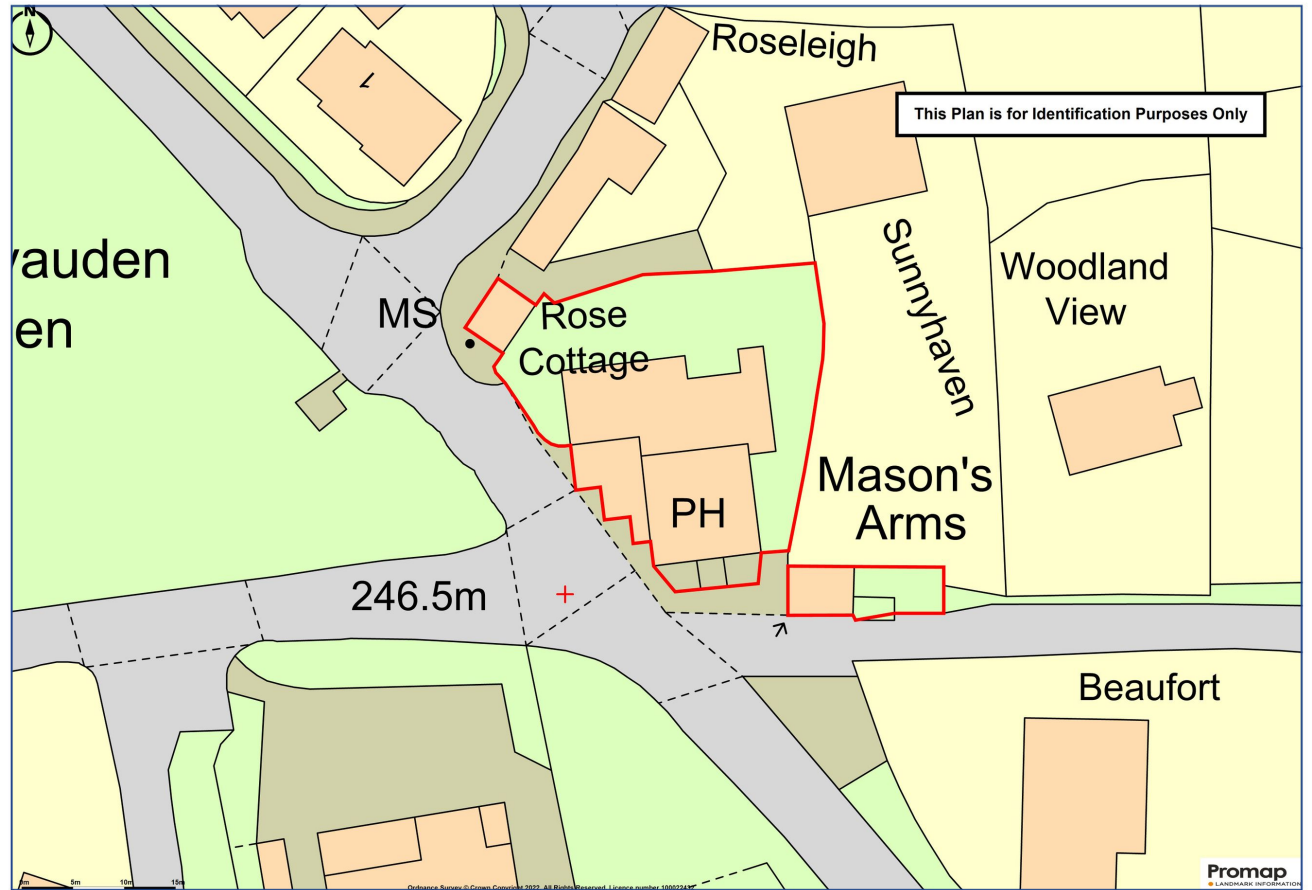
Local Authority: Monmouthshire County Council. Telephone 01633 644644.

Viewings: Strictly by appointment with the selling agents.

Directions: From Chepstow Racecourse take the B4293 signposted Devauden. Pass through Howick and Itton. When you reach Devauden Village Green (Triangle) stay right passing the village hall on your right. At the junction the property will be directly in front of you adjacent to Coal Road.

Postcode: NP16 6PE

 isolated.restriction.walls



Powells Chartered Surveyors, Land and Estate Agents
Singleton Court Business Park, Monmouth, NP25 5JA

Telephone: 01600 714140
Email: enquiries@powellsrural.co.uk

WWW.POWELLSRURAL.CO.UK

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or vendors. Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Information is given entirely without responsibility on the part of the agents, sellers or lessor. The photographs show only certain parts of the property as they appeared at the time they were taken and any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment, appliances or facilities. Purchasers must satisfy themselves by inspection and relying upon their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared March 2024