

FOR SALE



The Royal Hotel, 26 New Market Street, Usk, NP15 1AT

- Substantial detached early Victorian grade 2 listed former pub/hotel.
- Desirable location within the sought-after town of Usk.
- Main accommodation 412.8 sqm (4,444 sqft) with further 276.4 sqm (2,975 sqft) of outbuildings and barn on 0.126 acre plot.
- Off road parking.
- Potential for residential redevelopment (STP).

GUIDE PRICE £500,000
www.nplinnells.co.uk

LOCATION

The subject property is situated in the heart of the desirable and sought after town of Usk, which is located on the river Usk in the county of Monmouthshire.

The property is set amongst predominantly residential property within close proximity to local shops and services on Bridge Street.

Usk is situated on the A472 approximately 1.5 miles from the A449, 13 miles southwest of Monmouth, 9.7 miles north of the M4 at junction 24 and approximately 14.9 miles north of the city of Newport.

DESCRIPTION

The property comprises a substantial grade II listed detached 3 storey former public house/hotel constructed in 1839, once occupied by Edward Trelawny (1792 -1881), adventurer, novelist, biographer and friend of Shelley & Byron.

The main external elevations are a mixture of solid brick wall and stone construction with a part rendered finish under a pitched and hipped slate roof.

Attached to the rear are a range of old stables and outbuildings of stone construction used as storage. There is also a large barn of timber frame construction.

The property requires renovation throughout.

There is off road parking to the side with gates giving way to the rear.

ACCOMMODATION

Basement: two interconnecting cellar rooms.

Ground Floor: Entrance lobby, bar and seating area with further bar/restaurant area, central servery, lobby, commercial kitchen, men's W.C, lean to.

First Floor: Landing, function room to front, three en-suite bedrooms, and middle room.

Second Floor: Landing, five bedrooms (one with en-suite).

External: Substantial timber framed barn, former stables, and outbuildings. There is offroad parking to the side giving way to the gated rear yard.

PLANNING/DEVELOPMENT

The property has been used historically as a public house/hotel which ceased trading twelve years ago. The property maybe suitable for alternate uses such as conversion into a single dwelling or conversion and subdivision to multiple dwellings (subject to all necessary consents). Interested parties are advised to make their own inquiries with the local planning authority.

TENURE

Freehold.

GUIDE PRICE

£500,000.

METHOD OF SALE

Interested parties are invited to make best and final unconditional bids by **midday Friday 15th December 2023**.



Bids are to be made in writing and are to include the amount offered along with proof of funds, details of the prospective purchaser and their legal advisers.

Bids to be sent to matt.tyler@nplinnells.co.uk

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned.

LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

LOCAL AUTHORITY

Monmouthshire County Council
<https://www.monmouthshire.gov.uk/>

FURTHER INFORMATION

Please view our website or Zoopla for more photographs, plans and specific information relating to the property.

Alternatively, please contact:

Matt Tyler

E: matt.tyler@nplinnells.co.uk

Or

Mark Steven

E: mark.steven@nplinnells.co.uk



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