



57 Monnow Street  
Monmouth, NP25 3EW

# 57 Monnow Street

## Monmouth, NP25 3EW

A substantial and characterful Grade II listed property offering mixed-use accommodation with retail frontage on Monmouth's historic high street. Extending over three floors with a wealth of period features, outbuildings, and enclosed gardens, the property presents an exceptional opportunity for commercial, residential, or investment use in a prime town centre location.

- Prominent Grade II listed mixed-use property in the heart of Monmouth
- Ground floor with planning permission for retail use
- Extensive accommodation extending to approx. 4,553 ft<sup>2</sup> (422.9 m<sup>2</sup>)
- Period features throughout including exposed beams and fireplaces
- Range of traditional outbuildings and enclosed courtyard garden
- Potential for continued mixed use or full residential conversion (STP)
- Convenient access to the A40, M50 and M4 motorway networks

**FOR SALE BY PRIVATE TREATY**  
Guide Price: £450,000

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### DESCRIPTION

57 Monnow Street presents a rare opportunity to acquire a prominent Grade II listed mixed-use property in the heart of Monmouth. Occupying a prime position on the town's main thoroughfare, the property is of traditional construction, part rendered beneath a slate roof, and offers a wealth of period character and architectural interest throughout.

The accommodation is arranged across three floors, providing a combination of commercial and residential space. The ground floor has most recently been used as an antiques shop, benefiting from direct access and frontage to Monnow Street, while the first floor comprises the residential element, with the second floor being ancillary use. With the recent planning allowing independent access via Monnow Keep to the rear.

The dwelling has undergone partial restoration using traditional materials in keeping with the building's historic fabric, with notable features including exposed timber beams and fireplaces. Externally, a range of outbuildings lie to the rear, together with a private garden area, all set within a plot extending to approximately 0.19 acres. This versatile property offers excellent potential for continued mixed-use occupation, full residential conversion (subject to necessary consents), or investment purposes, situated within walking distance of Monmouth town centre amenities.

### SITUATION

57 Monnow Street is located in the historic market town of Monmouth, within the county of Monmouthshire. The property enjoys a highly accessible position, benefitting from excellent road links to major urban centres. The A40 dual carriageway provides swift connections to Hereford (approximately 20 miles to the northeast) and Newport (around 30 miles to the south), with onward links to the M50 and M4 Motorway Networks. Cardiff, the capital city of Wales, lies approximately 35 miles away, offering further amenities and direct rail connections to London from Newport Station.

The town is also well-regarded for its educational provision, with nearby schools including Monmouth Comprehensive School and the renowned Haberdashers' Monmouth Schools

### SERVICES

The properties benefit from mains water, electric and drainage.

### ACCOMMODATION

The property is arranged across three floors, extending to approximately 4,193 ft<sup>2</sup> (389.5 m<sup>2</sup>) of internal accommodation, together with 360 ft<sup>2</sup> (33.4m<sup>2</sup>) of outbuildings. The ground floor benefits from planning permission for retail use, previously trading as an antiques shop. It provides a series of well-proportioned rooms with the possibility of one or two ground floor commercial units.

The first floor offers versatile accommodation comprising two living rooms, a sitting room, and two bedrooms, together with a bathroom.

The second floor provides additional residential space, including three bedrooms, two living rooms, and a dining room, offering potential for a self-contained flat, letting unit, or ancillary accommodation.

### TENURE

Freehold with vacant possession on completion.

### OUTSIDE

The area includes a range of traditional outbuildings, comprising a store and a shed extending to approximately 360 ft<sup>2</sup> (33.4 m<sup>2</sup>) in total. These buildings offer useful storage or workshop space and may hold potential for alternative uses, subject to the necessary planning consents. The rear also provides two parking spaces.

The plot extends in total to approximately 0.19 acres (0.08 hectares)

### RIGHTS OF WAY & EASEMENTS

The property is sold with any rights, easements or incidents of tenure which affect it. The Property benefits from a right of access via Monnow Street to the rear Garden

The property will be sold subject to an overage provision reserving 20% of any uplift in value arising from the grant of planning permission for residential or commercial development of the rear garden area, for newbuild and existing buildings. The overage will be in place for a period of 20 years from the date of completion.

### PLANNING

The Property benefits from planning permission for - Internal alterations at ground and first floor level, removal of roof light to rear, formation of access deck and roof terrace at first floor level with associated stairs and guarding and adaption of existing window openings to form doorways. See concurrent Listed Building Consent DC/2014/00929.

Interested parties are advised to make their own investigations with the local authority, in relation to planning or any works already undertaken.

### LOCAL AUTHORITY

Monmouthshire County Council – 01633 644644

### VIEWING

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

### VAT

The guide price stated is exclusive of VAT whether or not chargeable

#### 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. Licence No. 100003612. 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 David James 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.

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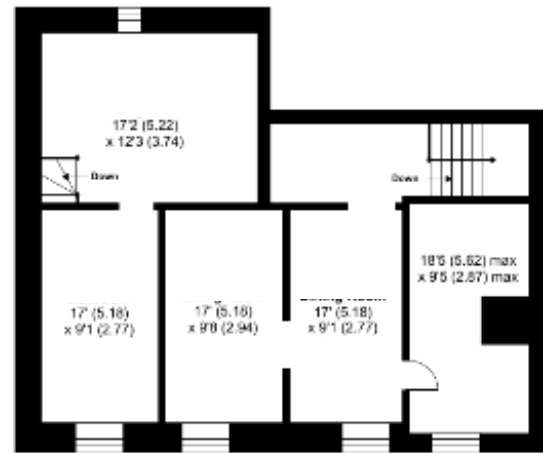
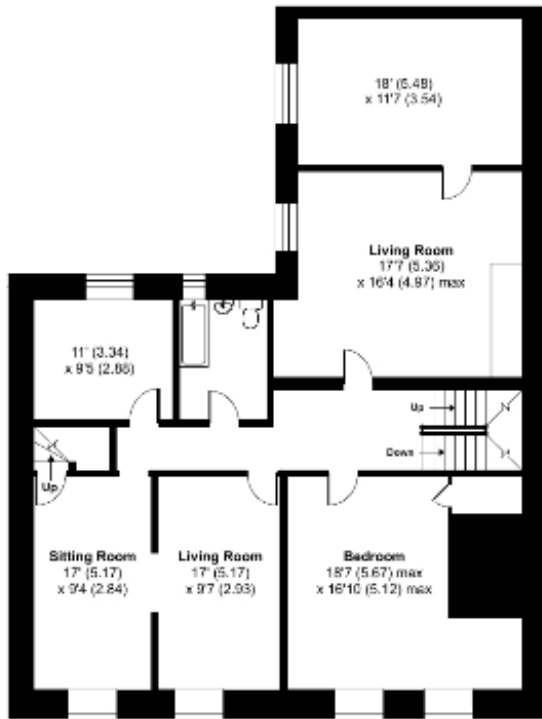
## Monnow Street, Monmouth, NP25

Approximate Area = 4193 sq ft / 389.5 sq m

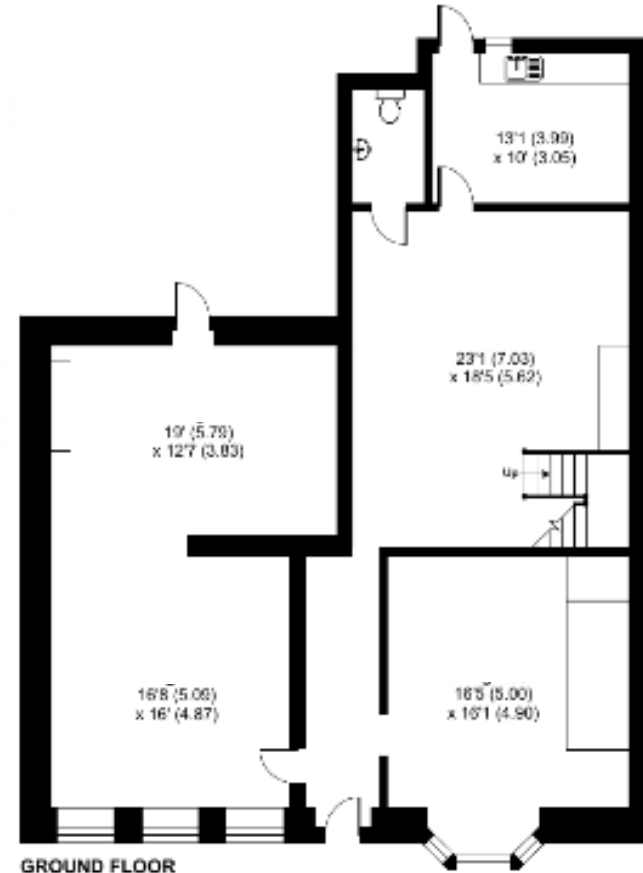
Outbuilding = 360 sq ft / 33.4 sq m

Total = 4553 sq ft / 422.9 sq m

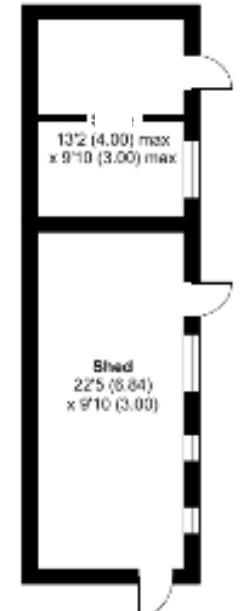
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©ncthecom 2025. Produced for DJ&P Limited. REF: 1372671

