

# H & H

HOUSE & HOME  
PROPERTY AGENTS



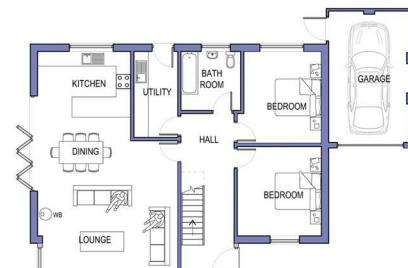
## Plot Chapel Lane

Pwllmeyric, Chepstow, NP16 6JS

£225,000



Rare opportunity to purchase a plot with full planning permission in this most sought after location with amazing far reaching rural views. When complete, this stunning contemporary property will boast reception hall, generous open plan Kitchen/dining/living area with full height glass window to the front elevation, as well as bi-folding doors which give access to the private south facing garden. Also accessed via the reception hall; utility room, two double bedrooms and ground floor bathroom. To the first floor, principle bedroom with en-suite and full height windows to the front elevation to take in those far reaching countryside views. There is also further potential here to create a dressing area should this be required. Guest bedroom two with en-suite and window to the front elevation, again with far reaching countryside views. Outside, you will find attached garage, parking and south facing private gardens. When complete, we envisage the build complete value should be in the region of £650,000 - £700,000.



POTENTIAL BUILD COMPLETE VALUE IN THE REGION OF

£650,000 - £700,000

PLOT WITH PLANNING IN MOST SOUGHT AFTER LOCATION

PLANNING REF DM/2019/00564

STUNNING CONTEMPORARY DESIGN

SUPERB OPEN PLAN KITCHEN/DINING/LIVING SPACE

FOUR BEDROOMS IN TOTAL

PRINCIPLE BEDROOM WITH EN-SUITE AND VIEWS

GUEST BEDROOM TWO WITH EN-SUITE AND VIEWS

GARAGE PARKING AND SOUTH FACING PRIVATE GARDENS

VIEWING BY APPOINTMENT ONLY

#### Description

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#### Situation

Situated in the sought after area of Pwllmeyric, the plot is within walking distance of the village of Mathern with its great local gastro pub and the market town of Chepstow. Chepstow itself is described as the gateway to the Wye Valley, which is a designated area of outstanding natural beauty. There are many outdoors pursuits to be had nearby to include world famous walks, the national diving centre and the Forest of Dean to name but a few. The town itself has many cafes, bars, bistros and restaurants plus many independently owned stores. There are good junior and comprehensive schools in the area and Chepstow has excellent commuter links via bus and rail with the A48, M4, M48 and M5 networks bringing Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

#### Section 106 Agreement

There is a section 106 agreement with a financial contribution of £12,528 towards affordable housing for Monmouthshire.

#### Services

Adjoining properties are serviced by mains electricity, gas, water and drainage, but intending purchasers should make their own enquiries to the relevant authority as to exact location and cost of connection.

#### Tenure

We are informed the plot is Freehold with vacant possession upon completion. Intending purchasers should confirm this with their solicitors.

#### Local Authority

Monmouthshire County Council

#### Viewing

Strictly by appointment only.

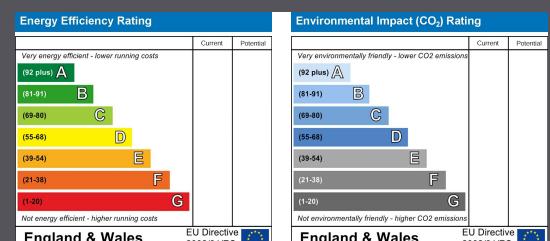
#### Area Map



#### Floor Plans



#### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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