



Front (North) Elevation



Rear (South) Elevation

# Single Detached Building Plot at Penallt

## Penallt Village, Monmouth

### Monmouthshire, NP25 4SF

**A superb residential building plot on the edge of the premium Wye Valley village of Penallt with planning consent for a beautiful five-bedroom detached village house**

- Splendid Wye Valley location and excellent position within village •
- Very accessible to Monmouth & Chepstow •
- Planning for detached five-bedroom dwelling with detached double garage •
- Independent access from highway •



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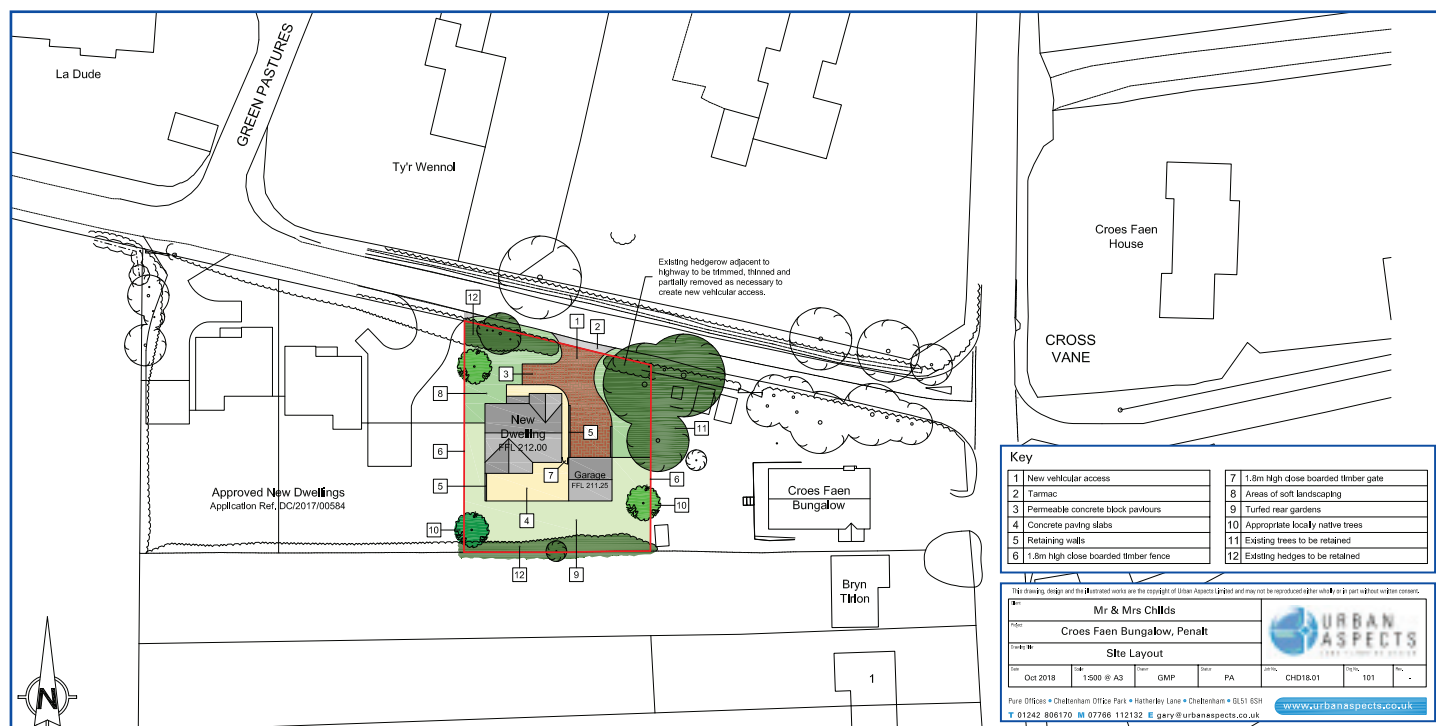
## Penallt Village, Monmouth, Monmouthshire, NP25 4SF

Trellech – 3.4 miles  
Monmouth – 4.2 miles  
Chepstow - 13 miles  
M48 – 14.5 miles

The new dwelling fronts onto a country lane which connects Penallt to the Monmouth/Chepstow Road (B4293). Easy access is available by road to the A40 at Mitchel Troy/Monmouth, which directly connects to the M4 & M50. The M48/M4 is also easily accessible at Chepstow.

The first floor accommodation accessed via the staircase from the Reception Hall will lead to a central Landing providing access to the Master Bedroom with En-suite Shower Room and with spacious wardrobe. Three further first floor double Bedrooms are all accessed off the Landing, the Second Bedroom also having a further En-suite Shower Room, along with a separate family Bathroom & Shower Room.

A copy of the Planning Consent Decision Notice is available from Powells on request, or available for download on Monmouthshire County Councils Planning Application Search portal using the above planning application reference.



## Elevation & Floor Plans



Front (North) Elevation



Rear (South) Elevation

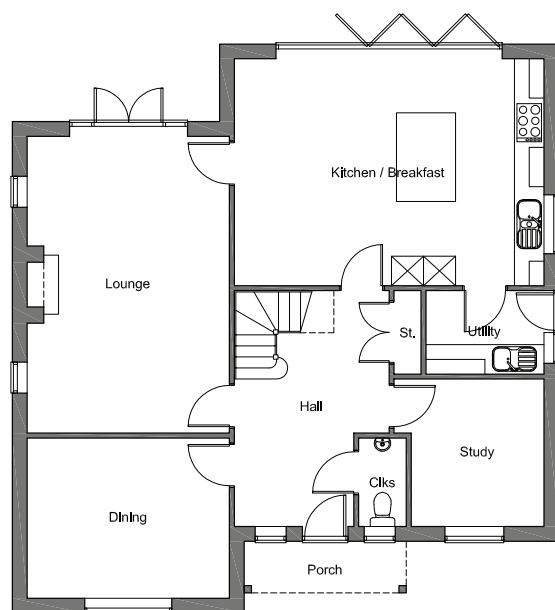


Side (West) Elevation

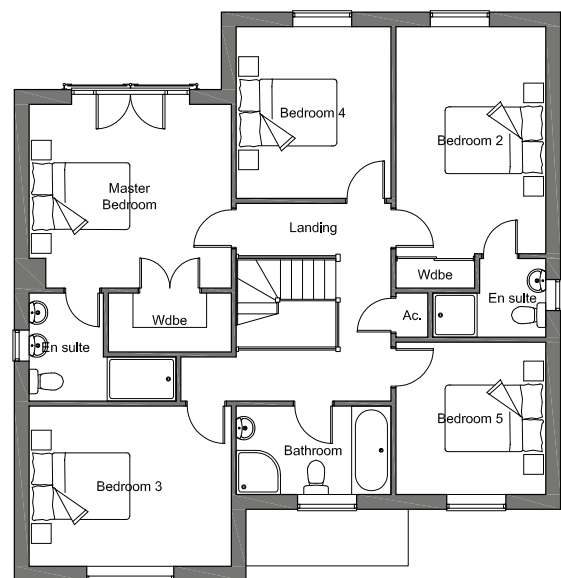


Side (East) Elevation

## Proposed floorplans for ground floor and first floor



Ground Floor



First Floor

# Building Plot at Penallt

Penallt Village, Monmouth, Monmouthshire, NP25 4SF

## Services

Electricity and mains water are available close by. It is for any potential purchaser to make their own enquiries in relation to the connection of all services/utilities. Foul drainage will be to a private independent system installed by the purchaser.

## Boundaries

The western boundary to Plot 2 has been installed. It is for the purchaser to erect the new fence boundary between this plot and Croes Faen Bungalow (eastern boundary of Plot) within 60 days of completion, with the fence boundary to comprise of a timber close board fence to replicate the boundary with Plot 2.

## Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit, of any existing Wayleaves, Easements and Rights of Way. It is for any potential purchaser to make their own enquiries in relation to any wayleaves or easements required.

## Sale Method

The plot 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.

## Viewings

Viewings are permitted at any time during daylight hours with a copy of these Particulars.

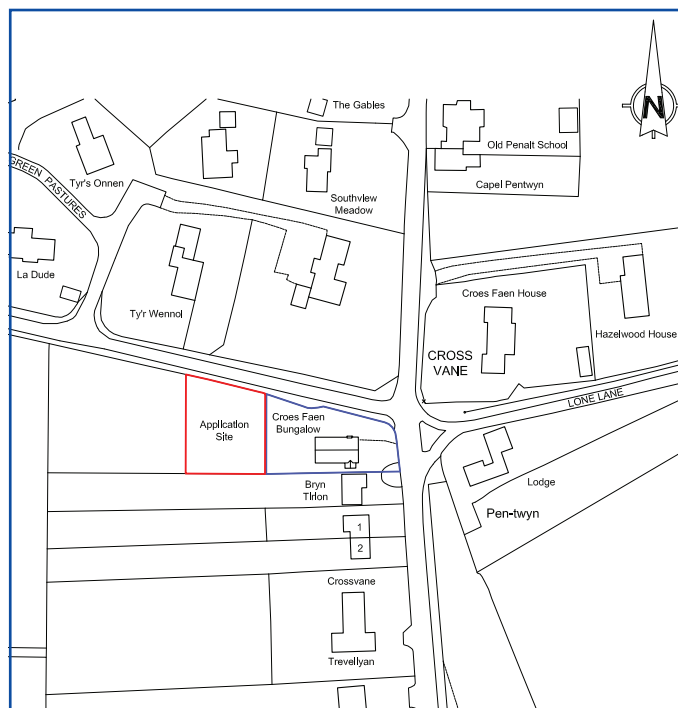
## Section 106 Agreement

A Section 106 Agreement has been signed as part of the planning consent for this plot, which provides for a one-off payment of £30,184 to be made to Monmouthshire County Council as a affordable housing charge, unless the purchaser qualifies for a Self-Build Exemption. For further information please contact the Selling Agents.

## Directions

The Building Plot can be located a short distance from the main Penallt village crossroads. From the crossroads the Plot is situated fronting onto the lane on the left that leads to the Monmouth/Trellech Road past Penallt Tennis Club. A wooden gate into the curtilage of Croes Faen Bungalow currently provides access to the Plot for viewings.

The Plot is situated on the right-hand side as you reach the village of Penallt, if approaching the Crossroads from the Monmouth/Trellech Road, immediately after two new five-bedroom dwellings, forming Plots 1 & 2 previously developed. Please exercise care if parking on the roadside to view the Development Plot.



**Singleton Court Business Park, Monmouth, NP25 5JA**  
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