



Caestory House Development Plots

Orchard Close, Raglan

Usk, Monmouthshire, NP15 2EJ

Two superb residential building plots in a premium desirable location in the centre of Raglan with planning consent for two 4 bedroom detached houses.

- Superb residential location and excellent position off Raglan High Street •
- Very accessible to the centre of Raglan •
- 2 No. four bedroom detached dwellings consented with garages •
- Site Area - 0.29 acre •



Caestory House Development Plots

Orchard Close, Raglan, Usk, Monmouthshire NP15 2EJ

Two garden development plots providing for the construction of modern executive styled four bedroom dwellings with garages, situated within the premium village of Raglan.

The property is very conveniently placed just off the Raglan High Street which provides direct access onto the nearby A40 & A449, directly connecting to the M4 / M50 & M5.

Usk - 5.5 miles

Monmouth - 7.8 miles

Abergavenny - 9.5 miles

M4/Newport - 14.3 miles

Location & Situation

The proposed dwellings will enjoy an excellent accessible location in the centre of the popular village of Raglan, not far from the prestigious Welsh Border towns of Monmouth & Abergavenny. Raglan offers a number of local amenities, including Village Shop, Pharmacy, Post Office, Public Houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from the modern Raglan CiW VC Primary School.

Further comprehensive shopping and leisure amenities are situated at Monmouth and Abergavenny, with more extensive facilities at Newport, Bristol and Cardiff, all within 45 minutes' drive. Excellent road connections exist at Raglan, with the nearby A40/A449 providing access to the M4/ M50 & M5.

Secondary education, including both state and public schooling at the Haberdashers Private School for Boys and Girls, is located at Monmouth.

An abundance of tourism and recreational activities exist within the nearby Usk Valley, and the wider region, with the beautiful Wye Valley and Brecon Beacons National Park both on the doorstep.



Description

The plots, located in the garden of Caestory House, provide for two modern executive styled dwellings of an appealing traditional character and design. The four bedroom dwellings with integral garages will both share a section of access to Orchard Close. There is an existing indoor swimming pool within the area of Plot 1.

The proposed elevations & floorplans of both dwellings are set out opposite, with the proposed accommodation set out over two floors. The proposed ground floor accommodation includes a central Reception Hall, Cloakroom, spacious Kitchen with open plan Dining Room, Utility Room, Sitting Room, Integral Garage along with central staircase situated in the Reception Hall.

The first floor accommodation accessed via the central staircase from the Reception Hall will lead to a central Landing providing access to the Master Bedroom with En-suite Shower Room, Bedroom Two, a double with En-suite Shower Room, two further double Bedrooms and a separate family Bathroom.

The gross internal area for each dwelling extends to approximately 185 Sq. m for Plot 1 & 183 Sq. m for Plot 2.

A Sale Plan for identification purposes only is shown on the rear of the Brochure.



Planning Information

Planning Consent was granted under Planning Application Reference DM/2019/01034, dated 10th January 2020, for the 'Construction of two new four bedroom detached dwellings, with ancillary works.'

A copy of the Planning Consent Decision Notice is available from Powells on request. The full Planning Application details can be found on Monmouthshire County Councils website.

The Planning Consent is subject to a Section 106 Agreement to provide for a Commuted Sum Affordable Housing payment to be made in respect of each plot, which may be payable depending on the buyers circumstances.



Proposed Elevations & Floor Plans

Plot 1



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

Plot 2



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

Caestory House Development Plots

Orchard Close, Raglan, Usk, Monmouthshire NP15 2EJ



Services

Electricity, and mains water are available on site. Foul drainage will be to the mains sewer. It is for any potential purchaser to make and rely upon their own enquiries in relation to the installation/connection of all services, utilities and drainage.

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.

Sale Method


The plots are 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

Strictly by appointment with Powells - 01600 714140.

Directions

From the A40 Raglan Roundabout take the Raglan exit onto Raglan High Street. Proceed on Raglan High Street for approximately 230 metres. Take the first right turn after the Post Office onto Orchard Close. Caestory House will be in front of you. Park at Caestory House and the plots can currently be accessed via the garden of Caestory House.

 [stod.swept.elevate](https://www.stod.swept.elevate)



Singleton Court Business Park, Wonastow Road, Monmouth NP25 5JA
T 01600 714140 **E** enquiries@powellsrural.co.uk **W** 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 agents or vendor(s). 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. 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 or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared May 2023.