



Development Plots at Beech Tree House Vine Acre, Monmouth, NP25 3HW

Two superb residential building plots in a premium desirable location off the Vine Acre cul-de-sac, with planning consent for two spacious 4-bedroom detached residences

- Superb residential location and excellent position off the desirable Hereford Road •
- Very accessible to the centre of Monmouth •
- 2 No. four bedroom detached dwellings consented •



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Two development plots providing for the construction of modern executive style four-bedroom dwellings, situated off the Vine Acre cul-de-sac.

Vine Acre is well located off the very popular Hereford Road, under a mile from the centre of the town of Monmouth.

Monmouth - 0.9 miles
Raglan - 8.9 miles
Ross-on-Wye - 11.1 miles
Chepstow - 17.4 miles

Location & Situation

The proposed dwellings will enjoy an excellent accessible location in a prime cul-de-sac off the ever-popular Hereford Road, within walking distance of Monmouth School for Girls, Monmouth School for Boys and state of the art Monmouth Comprehensive School.

The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

The proposed new dwellings are set back to the east of Beech Tree House off Vine Acre which connects to Hereford Road (A466). Easy access is available by road to the A40 at Monmouth, which directly connects to the M50 and A449 which provides access to the M4.

A Sale Plan showing the location is on the rear of the Brochure.

Description

The plots provide two modern styled dwellings of an appealing character and design. The four-bedroom dwellings both have extensive gardens. Plot 1 will share access with Beech Tree House. Plot 2 will have independent access onto the Vine Acre cul-de-sac.

The proposed elevations & floorplans for both dwellings are set out opposite, with the proposed accommodation set out over two floors. The proposed ground floor accommodation includes an entrance hall, extensive open plan kitchen/dining/sitting room, utility room, downstairs cloakroom, a study which could double up as a bedroom and a sitting room along with staircase situated in the front hall.



The first-floor accommodation accessed via the staircase from the central hall will lead to a central landing providing access to three standard double bedrooms, a family bathroom, and the principal double bedroom with ensuite.

The layouts have been designed to provide two spacious 4-bedroom family homes with the study catering for any home working requirements. The plots will benefit from wonderful views of the Monmouthshire hills and across the Wye Valley towards The Kymin.

The gross internal area for each dwelling extends to approximately 173.13 SQM.



Planning Information

Planning consent was approved subject to S106 under Planning Application Reference DM/2021/00563, dated 22nd August 2022, for the 'Erection of two detached residential dwellings (C3) and private driveways'.

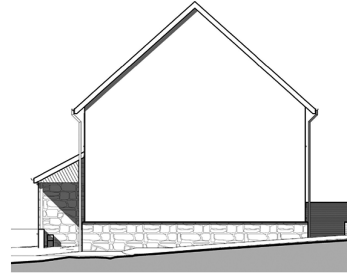
A copy of the officer's report is available from Powells on request. The full Planning application details can be found on Monmouthshire County Councils website.

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 buyer's circumstances.

Proposed Elevations & Floor Plans



Front Elevation
1 : 100



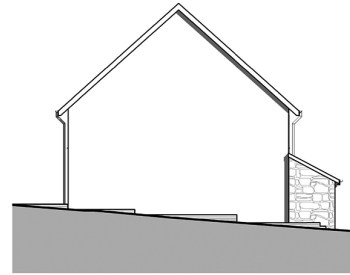
Side Elevation
1 : 100

Material Legend

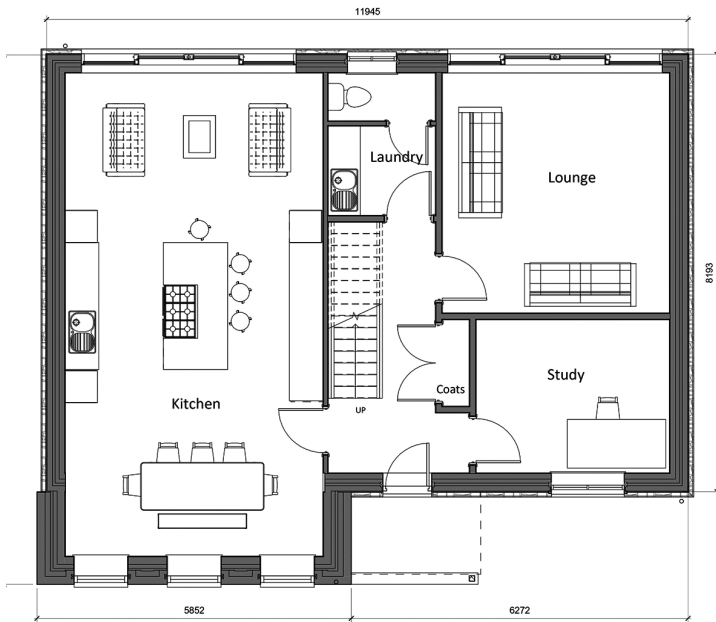
Ref	Item	Material Finish
1	External Walls	Stone Plinths, Rendered Walls, white and timber infill panels
2	Bi-fold Doors and Glazed Walls	Dark Grey Powdercoated aluminium / UPVC frame.
3	Windows	Dark Grey Powdercoated aluminium / UPVC frame.
4	Doors	Grey Composite front door
5	Roof	Slate Roof Tiles



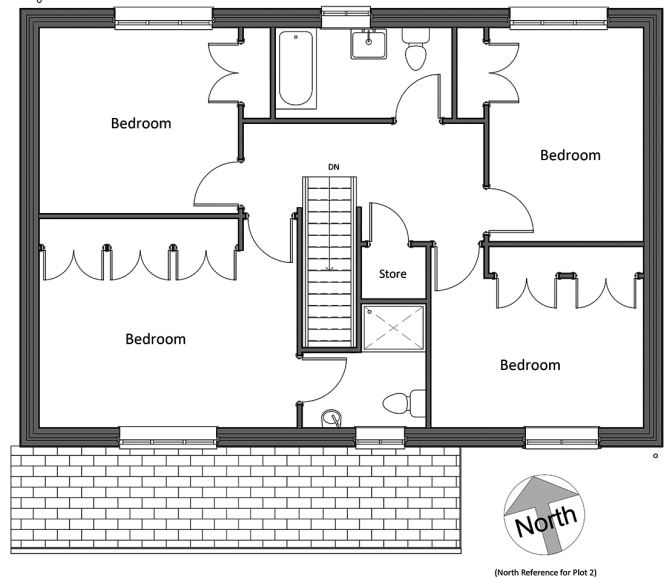
Rear Elevation
1 : 100



Side Elevation
1 : 100



Ground Floor Plan
1 : 50



First Floor Plan
1 : 50

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Services

Electricity, and mains water are available close by to connect to. Foul drainage will be to a package treatment plant. 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. Plot 1 will benefit from a right of access (hatched in blue on the sale plan) for all times and all

purposes over a small section of third-party track belonging to Beech Tree House. The sale of the plots will be subject to reserved rights between Beech Tree House and the owner of the plots in respect to drainage, discharge, infrastructure and service media.

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

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

Directions

From the A40 roundabout in Monmouth take the exit to Monmouth town centre. Drive past Monmouth Comprehensive School until you reach the traffic lights. Turn right at the traffic lights and on to Hereford Road. Continue up Hereford Road, passing Monmouth School for Girls until you see the entrance to Vine Acre on the left. The entrance to Beech Tree House can then be found after a short distance on the right.



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