



PLOT 1, FORGE ROAD

OSBASTON | MONMOUTH

PLOT 1, FORGE ROAD

OSBASTON | MONMOUTH | NP25 3AZ

A RARE OPPORTUNITY TO ACQUIRE A RESIDENTIAL BUILDING PLOT ON THE BANKS OF THE RIVER MONNOW WITH PLANNING CONSENT FOR A SPACIOUS 4 BEDROOM DETACHED HOUSE WITH A DETACHED DOUBLE GARAGE.

- Building plot with planning consent for a four bedroom detached residence with detached double garage •
 - Fishing rights included •
- Piles and ring beam for house, garage, terrace and steps are already in place and have been inspected •
 - Relatively level walk to Monmouth town centre •
 - Walking distance to sought after primary school, a nursery and secondary schools •

DISTANCES FROM FORGE ROAD

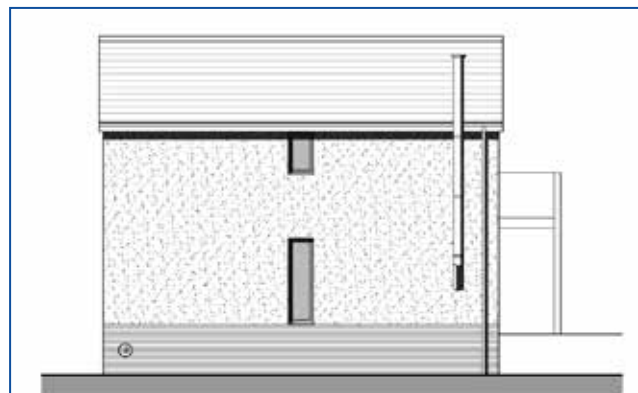
Monmouth 0.9 miles • Raglan 9.4 miles • Ross-on-Wye 11.0 miles
Hereford 18.5 miles • Abergavenny 18.9 miles • Newport 26.7 miles
Bristol 33.9 miles • Cardiff 37.3 miles • London 153.9 miles
Bristol Airport 51.9 miles • Cardiff Airport 52.4 miles
Birmingham Airport 80.4 miles • Abergavenny Train station 17.9 miles
Newport Train Station 26.5 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



Proposed South Elevation, 1:100



Proposed West Elevation, 1:100



Proposed East Elevation, 1:100

LOCATION & SITUATION

Plot 1, Forge Road enjoys an excellent location boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4.

There are good connections to the main road network with the historic border town of Monmouth being just 0.9 miles away. 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 River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing. Forge Road is a stones throw from the River Monnow where riverside walks can be enjoyed along with fishing. An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

Plot 1, Forge Road provides accommodation set out over two floors. The proposed ground floor open-plan accommodation includes entrance hall, downstairs cloakroom, utility, family room, lounge, kitchen and dining area with a staircase situated in the entrance hall.

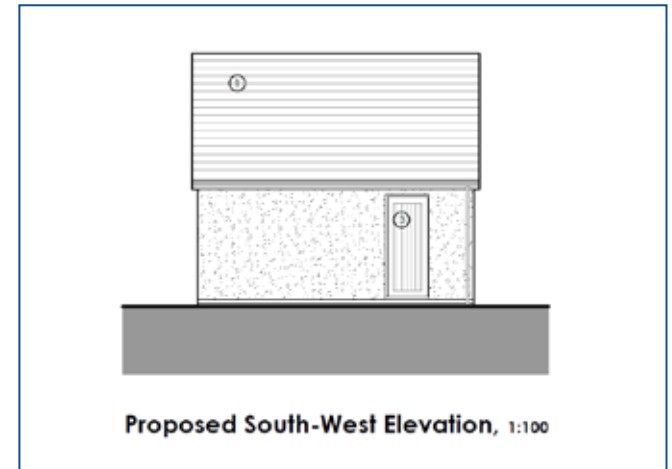
The first-floor accommodation access via the staircase from the entrance hall will lead to a central landing providing access to three double bedrooms, a family bathroom and the principal bedroom, with ensuite bathroom.

A balcony overlooking the river can be accessed from three of the four bedrooms. The layout has been designed to provide a spacious 4-bedroom family home. The plot will benefit from being in a popular location and boasting riverside views and countryside walks.

The plans also allow for a detached double garage.

Planning consent was granted under Planning Application Reference DC/1998/00820 dated 4th March 1999, for the 'Proposed Erection of One Detached Dwelling And Garage'. A non material amendment relating to application M02886: variations to internal layout and fenestration. Painted SW or PPC aluminium windows rather than stained SW. Omission of masonry chimney. Installation of SS flue. Omission of 'eyebrow' dormers. Extension of porch canopy. Introduction of balcony to south (riverside) elevation was approved on 19th July 2021. Non material amendment to planning decision M02886. (Instillation of a sewage treatment plant) was also approved on 3rd November 2022.

The full Planning Application details can be found on Monmouthshire Council's website.



KEY INFORMATION

Services: The site benefits from mains water and electricity, Foul Drainage will be to a sewage treatment plant.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

Sale Method: The property is offered for sale by Private Treaty.

Directions: From the A40 roundabout in Monmouth take the exit sign posted Monmouth, Light Vehicles Only. Continue past Monmouth Comprehensive School and turn right at the traffic lights. After a short distance turn left signposted Osbaston. Keep going and turn left onto Forge Road just before Osbaston Primary School. Drive to the end of the row of cottages, turn left and you are at Plot 1, Forge Road.

Viewings: Strictly by appointment with the selling agents

Postcode: NP25 5HR



For illustration purposes only



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