

## Detached Building Plot known as The Hurst Mounon Road Chepstow, NP16 5BS

A superb residential building plot in central Chepstow with planning consent for a beautiful five-bedroom detached Georgian style town house.

- Superb residential location and excellent position within the town •
- Very accessible to Newport, Bristol, Gloucester & Monmouth •
- Planning for detached Georgian style three storey five-bedroom dwelling •
- Spectacular views • Available for Sale by Private Treaty •



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Mounton Road, Chepstow, NP16 5BS

**A fantastic development plot providing for the construction of a Georgian style three storey dwelling, situated in an elevated position on Mounton Road close to Chepstow town centre.**

**Chepstow is well located in South Monmouthshire with good access to Newport, Bristol, Cardiff, Gloucester, the beautiful Wye Valley and Monmouth.**

**Tintern – 6 miles**

**Monmouth – 16.6 miles**

**Bristol – 18 miles**

**Newport – 19 miles**

## Location & Situation

The proposed dwelling will enjoy an excellent accessible location within the town of Chepstow, only a three-minute walk from the high street and centre of town which has an abundance of facilities and amenities including a good range of primary and secondary schools, everyday services such as banks, post offices and grocery stores, three distinct shopping areas and a good selection of restaurants and bars.

The town also features the picturesque Chepstow Castle dating back to the 11th century as well as Chepstow Racecourse, a thoroughbred horse racing course and home to the Welsh Grand National.

The new dwelling is set back from Mounton Road and will share a short section of the existing entrance drive to Birchfield House which neighbours the plot.

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



## Description

The site provides for a detached Georgian style five-bedroom town house set over three floors, of an appealing traditional character and design. The dwelling has been designed to provide for multi-generational living with ground floor bedrooms.

The proposed elevations & floorplans of the dwelling are set out opposite, with the proposed accommodation set out over three floors.

The proposed lower ground floor accommodation includes a front hall, extensive family room, bathroom and two double bedrooms. Stairs lead to the ground floor featuring an open plan sitting room/ dining room, kitchen and utility room. The first-floor accommodation is accessed via the staircase leading up to three ensuite double bedrooms. The principal bedroom also benefits from a walk-in dressing area.

The layout has been designed to provide a spacious family home whilst at the same time giving the option for multi-generational living with bedrooms on both the lower ground floor and the first floor. Internally the the layout can be altered subject to any purchaser's requirements without requiring fresh consent.

The plot also sits in an elevated position on Mounton Road and will benefit from spectacular views.



## Planning Information

Planning Consent was granted under Planning Application Reference DC/2008/00961, dated 9th October 2009, for the 'Erection of a dwelling.' The planning has subsequently been implemented.

A copy of the Planning Consent Decision Notice is available from Powells on request. The full Planning Application details can be found on Monmouthshire Country Council's website under the following link:

<https://planningonline.monmouthshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZZBDFTR016>

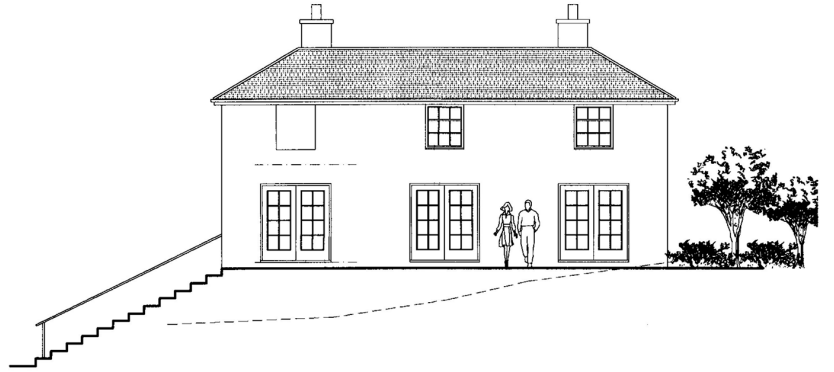
## Services

Electricity, mains water, mains gas and mains foul drainage are available close by to connect to. 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.

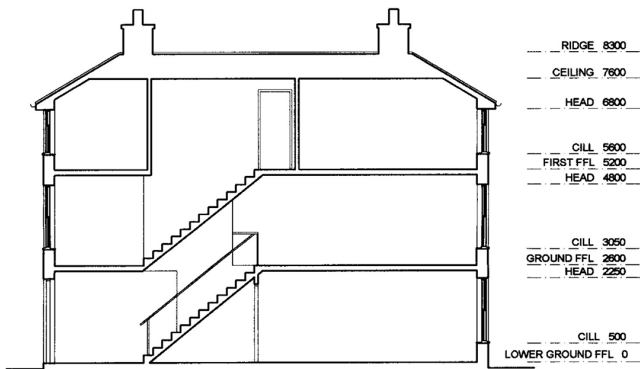
# Proposed Elevation & Floor Plans



NORTH ELEVATION



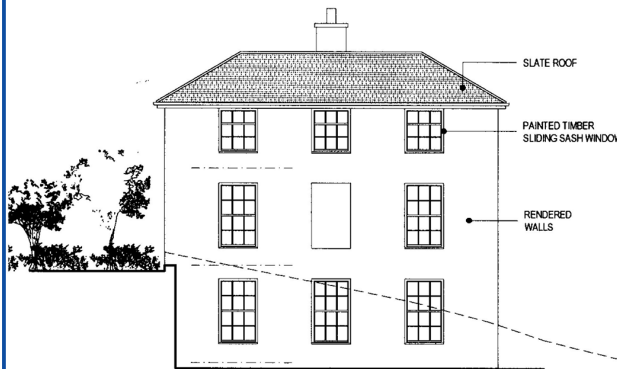
WEST ELEVATION



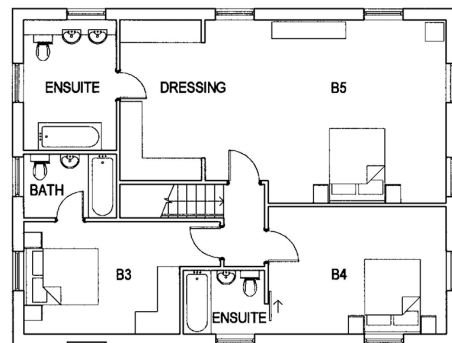
SECTION AA



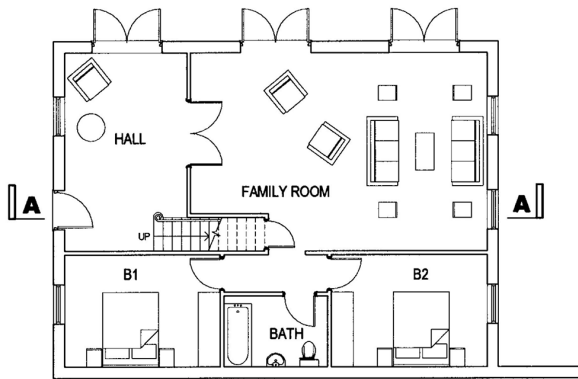
EAST ELEVATION



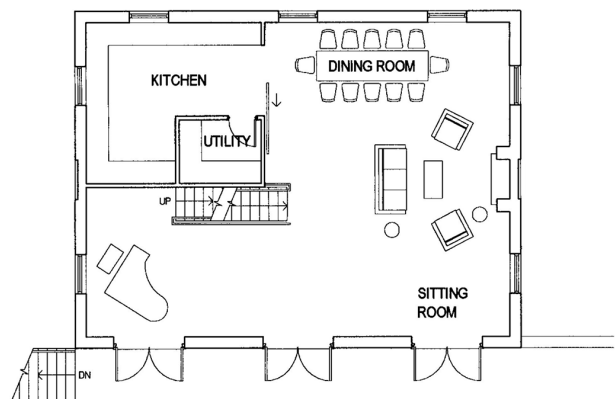
SOUTH ELEVATION



FIRST FLOOR PLAN



LOWER GROUND FLOOR PLAN

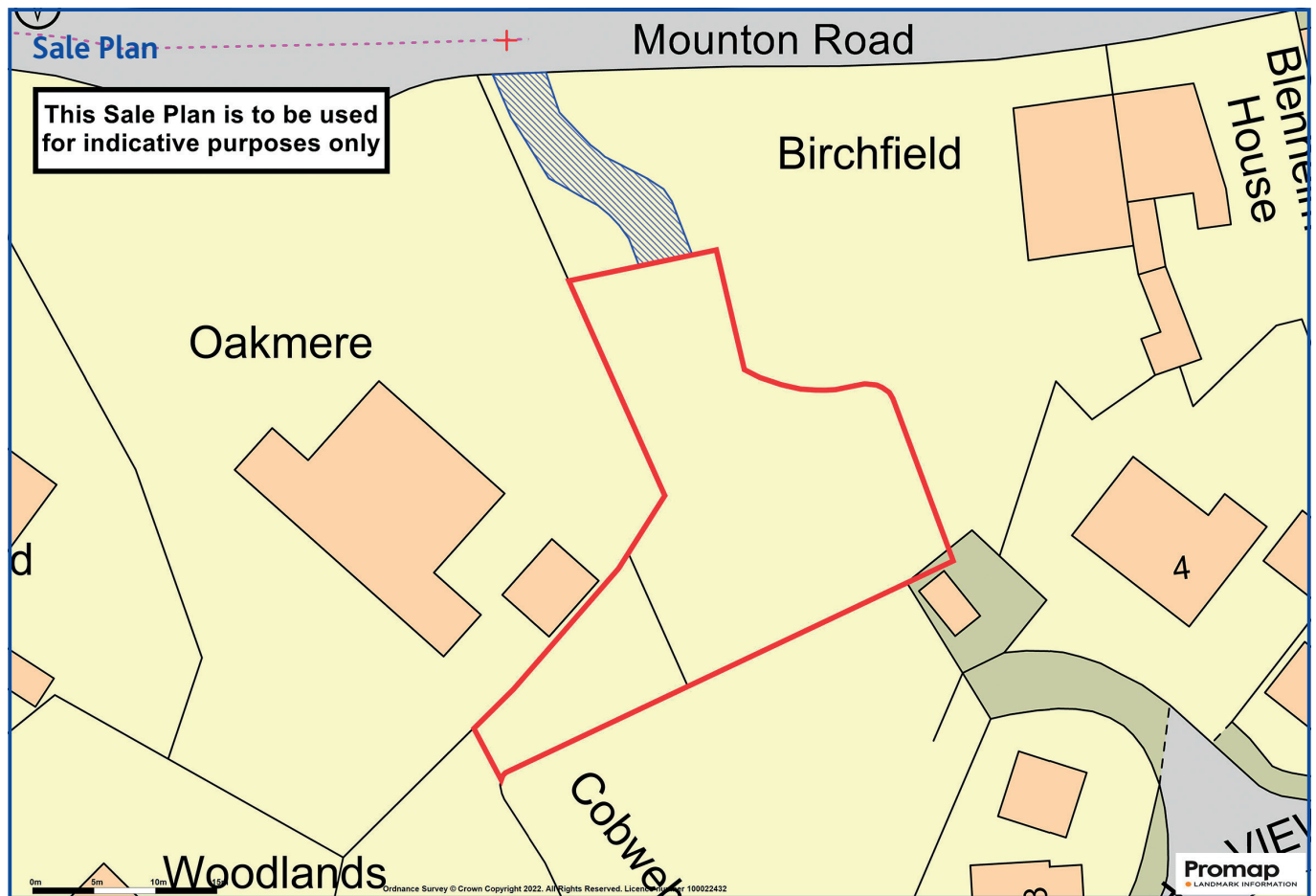


GROUND FLOOR PLAN



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This Sale Plan is to be used for indicative purposes only

## 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. The property is sold with a right of access across a short section of drive owned by Birchfield House hatched in blue on the Sale Plan. The driveway is to be completed by the owner of Birchfield House at their cost upon completion of the new dwelling.

## 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.

## Directions

The building plot can be located a short distance west of the Town Centre. From the High Street continue south-west onto Moor Street (B4293). At the end of Moor Street turn right and then immediately left on to Mounton Road. After approximately 100 metres the Building Plot will be set back on your left-hand side.



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