



White House Cottage

Tregare, Monmouth, Monmouthshire NP25 4DT

A superb rural development opportunity to acquire an existing cottage with potential for redevelopment to a modern residence.

- Excellent accessible location between Raglan & Monmouth •
- Potential for redevelopment of existing cottage (subject to planning consent) •
- Existing services connected • Generous plot benefiting from countryside views •



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A unique & appealing rural residential development opportunity for the potential full renovation, or redevelopment, of the existing cottage which is situated within a generous plot and benefits from a beautiful outlook over open countryside to the west.

Raglan – 2.2 miles • Monmouth – 5.8 miles
Newport/J.24 M4 – 14.7 miles

Location & Situation

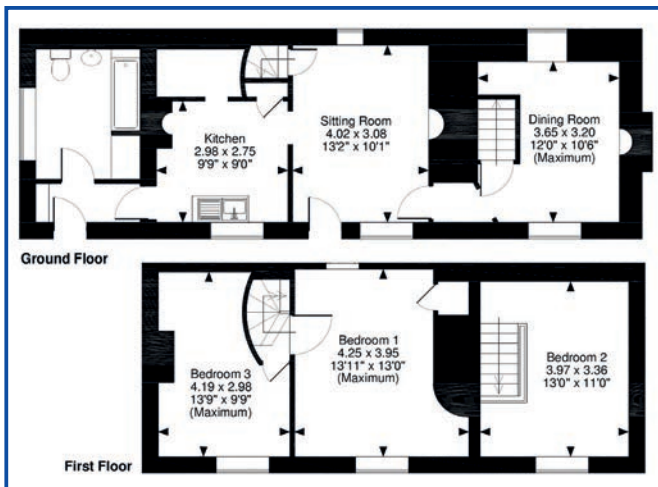
White House Cottage enjoys an excellent accessible location being situated centrally within Monmouthshire. The property fronts onto a country lane which connects the villages of Raglan and Dingestow, a short distance from the hamlet of Tregare. Access to all principal road networks including the M4 and M50/M5 is convenient via the A40/A449 at Raglan.

Description

The existing traditional cottage comprises compact two storey accommodation with Kitchen, Dining Room, Sitting Room & Bathroom on the ground floor and three first floor Bedrooms (one separately accessed). The existing cottage is in poor condition and it is anticipated that any buyer would consider the re-development of the site to construct a replacement modern dwelling, subject to obtaining the necessary planning consents.

A floorplan of the existing cottage accommodation is shown below. In all the freehold site extends to approximately 0.46 acres (0.19 hectares) forming a generous plot.

Existing Accommodation Floorplan



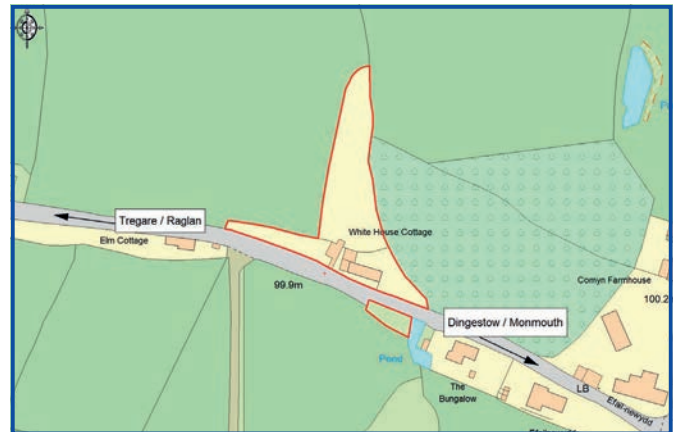
Planning Information

All interested parties are to make and rely upon their own planning enquiries with the Local Planning Authority, Monmouthshire County Council in respect of any replacement dwelling.

The current Council Tax Band is Band F. Current EPC Rating G.

Services

Electricity and mains water were connected to the existing dwelling. It is understood that the mains water is not metered and a purchaser may wish to



connect to a new metered supply. The existing septic tank foul drainage system is located within the rear curtilage and it is anticipated that a new foul drainage system will be installed as part of the redevelopment work. It is for any interested party to make and rely upon their own enquiries in relation to the connection and installation of all services/utilities.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing Wayleaves, Easements and Rights of Way whether specifically referred to in these Particulars or not.

Sale Method

White House Cottage 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 by appointment only with the Selling Agents. No internal viewings will be carried out of the existing cottage due to Health and Safety Regulations. All applicants viewing the property do so at their own risk and are forewarned that due to the condition of the cottage please exercise all due care and attention and wear appropriate footwear for viewing the site externally. The cover of the septic tank system is damaged, and this has been fenced to protect all viewing applicants. Due to the condition of the property it is not considered appropriate that children should accompany any viewings.

Directions

From Raglan take the Old Monmouth Road (signed posted Mitchel Troy) and immediately take the Tregare Lane known as Warrage Road and follow this for approximately 1.5 miles until reaching a junction. Turn right and proceed along this Lane signed posted Dingestow, passing a lane junction on your left. White House Cottage can be found on the left-hand side. A For Sale Board has been erected.



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Important Notice

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