



# Development Plots at Penallt

## Penallt Village, Monmouth

### Monmouthshire, NP25 4SF

Two superb residential building plots on the edge of the premium Wye Valley village of Penallt with planning consent for two 5 bedroom detached village houses

- Splendid Wye Valley location and position within village •
- Very accessible to Monmouth & Chepstow •
- 2 No. five bedroom detached dwellings consented with detached double garages •
- Plots available separately - individual accesses from highway •



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# Development Plots 1 & 2 at Penallt

Penallt Village, Monmouth, Monmouthshire, NP25 4SF

Two development plots providing for the construction of modern executive styled five bedroom dwellings, situated within the premium village of Penallt.

Penallt is well located between Monmouth & Chepstow, overlooking the beautiful Wye Valley, a short distance from the Monmouthshire/Gloucestershire Border.

Trellech - 3.4 miles  
Monmouth - 4.2 miles  
Chepstow - 13 miles  
M48 - 14.5 miles

## Location

The proposed residences will enjoy an excellent accessible location in a renowned area of Monmouthshire with Penallt situated on the ridge of the spectacular Wye Valley.

Penallt has a good range of local amenities including Badminton Meadows Recreation Area, Tennis Club, Pelham Village Hall and Public House, Inn at Penallt. For information is available on the village website [www.penallt.org.uk](http://www.penallt.org.uk). Further facilities such as a village shop are situated a short distance away at Trellech with more comprehensive facilities and amenities situated at Monmouth.

The new dwellings front onto a country lane which connects Penallt to the Monmouth/Chepstow Road (B4293). Easy access is available by road to the A40 at Mitchel Troy/Monmouth, which directly connects to the M4 & M50. The M48/M4 is also easily accessible at Chepstow.



## Description

The plots provide for two modern executive styled dwellings of an appealing traditional character and design. The five bedroom dwellings both have planning consent for independent accesses from the highway and detached double garages.

The proposed elevation & floorplans of both dwellings are set out opposite, with the proposed accommodation set out over two floors. The proposed ground floor accommodation includes a Utility Room, separate Cloakroom; Spacious Kitchen with open plan Dining Room, Sitting Room with bi-fold doors to outside patio terrace, Family Room/Study, along with central staircase situated in a 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 Dressing Room & En-suite Shower Room. Three further first floor double Bedrooms, one with a further En-suite Shower Room and fifth single Bedroom along with a separate family Bathroom & Shower Room.

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



## Planning Information

Planning Consent was granted under Planning Application No. DC/2017/00584, dated 16th May 2018, for the 'Erection of 2 No. new detached dwellings, with detached garages, and associated access, landscaping and drainage works'.

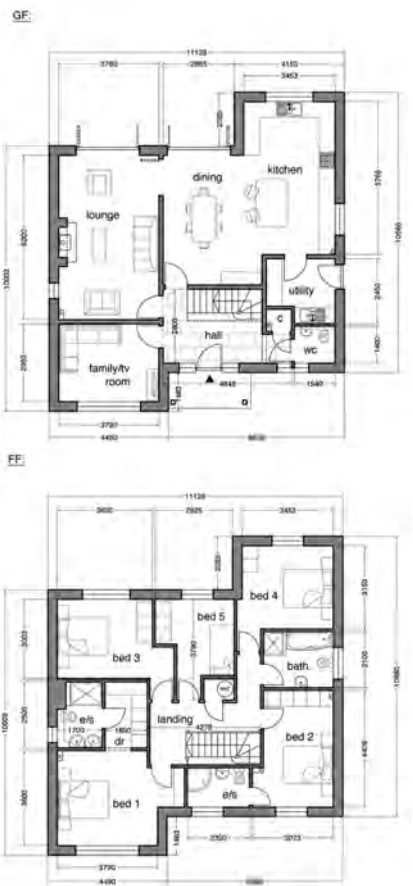
A copy of the Planning Consent Decision Notice is available from Powells on request. The full Planning Application details can be found on Monmouthshire County Council's website.

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.

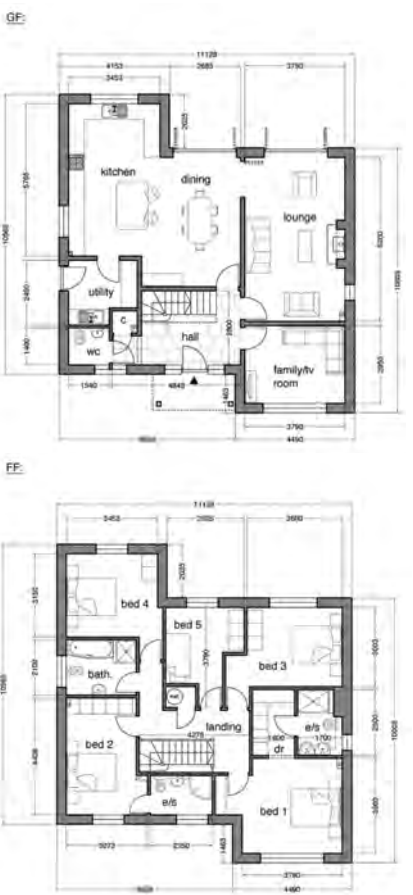




PLOT 1

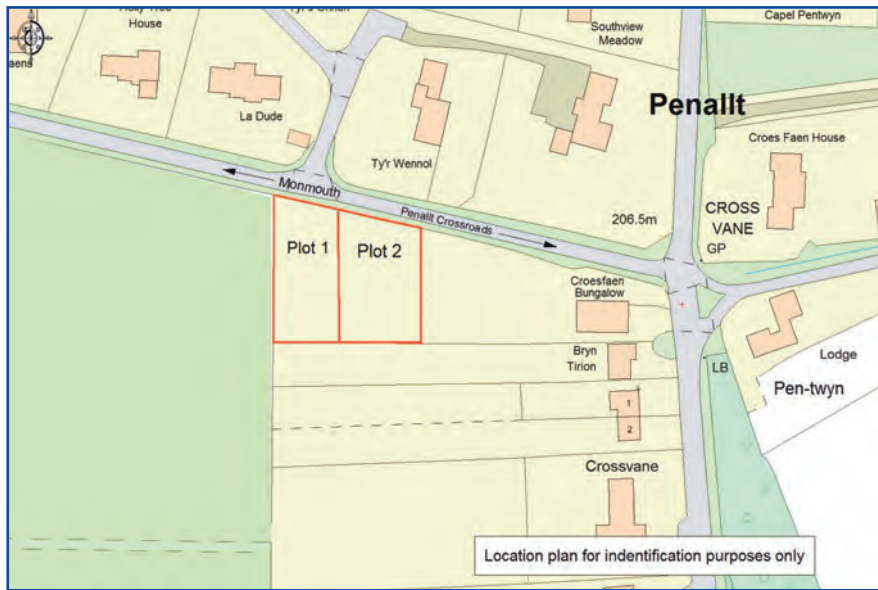


PLOT 2



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## Services

Electricity and mains water are available close by. It is for any potential purchaser to make their own enquiries in relation to the connection of all services/utilities. Foul drainage will be to a private system with each dwelling having their own independent system installed.

## Boundaries

The vendor has arranged for the boundaries of both plots to be professionally surveyed and mapped by a boundary surveyor and these will be marked on site. It is for any purchaser to erect the new fence boundaries between each plot.

## 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 vendor will reserve the right to benefit to a wayleave or easement to connect to any mains services should they wish to for their retained land in the future.

## Sale Method

The plots are available For Sale by Private Treaty. A sale of Plot 1 will be required to exchange prior to a sale of Plot 2. 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 Development Plots can be located a short distance from the main Penallt village crossroads. From the crossroads the Plots are situated fronting onto the lane on the left that leads to the Monmouth/Trellech Road past Penallt Tennis Club. A field gate currently provides access into the Development Site.

The Plots are situated on the right hand side as you reach the village of Penallt, if approaching the Crossroads from the Monmouth/Trellech Road.

Please exercise care if parking on the roadside to view the Development Plots. A roadside field gate provides access to the site of both plots.



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