



Building Plots adjacent to Steepways,
Welsh Newton Common, Monmouth NP25 5RT



Sunderlands
Residential Rural Commercial



**Building Plots adjacent to
Steepways
Welsh Newton Common
Monmouth
NP25 5RT**

Summary of features

- A pair of Freehold building plots
- Set in this popular scattered hamlet in rural South Herefordshire
- Planning for two individual 3 bedroom detached dwellings

Asking Price: £325,000

Description:

***A pair of freehold Building Plots
Set in this popular scattered hamlet in
rural South Herefordshire
Planning for two individual 3 bedroom
detached dwellings***

A wonderful opportunity to purchase two valuable freehold building plots which form part of a large tree lined field and being tucked away off a no through lane on the Herefordshire/Monmouthshire border. The site is level and extends to about 1700sqm with access through an existing gateway off a small common with a proposed new shared driveway. Each property has garaging and good size gardens. This attractive site is ideal for builders/developers wanting an interesting project.

Planning Permission was granted on the 18th January 2023 under Application No: 222020 for three years for proposed development of two dwellings.

Situation:

Welsh Newton Common is a scattered hamlet set off a no through lane in this elevated peaceful location on the English/Welsh border. From the door there are some delightful walks along footpaths and bridleways which explore the beautiful surrounding countryside. The village of Welsh Newton has a church and lies about 3 miles north of Monmouth, from where there is excellent access via the A40/M50 road network giving fast access to south Wales and the Midlands.

Planning Permission:

Planning permission was originally granted on 5th August 2021 for 3 years under Application number 204346, this has now been superseded by a more recent Application No. 222020 which was approved on the 18th January 2023 for three years. This is for proposed development of two dwellings.

Services:

We understand that there is Mains water and electricity nearby. The proposed drainage would be to a private foul water treatment system.

We understand from our client that Section 38 permission may not be required for the approved plans; that Welsh Water no longer require a HMA and will offer a connection at the normal rate, and that the water pipe mentioned in the Welsh Water comment will not need to be moved unless a building or structure on the site encroaches on it. Buyers should make their own enquiries to be sure.

Viewing:

The site can be viewed at any reasonable time during daylight hours.

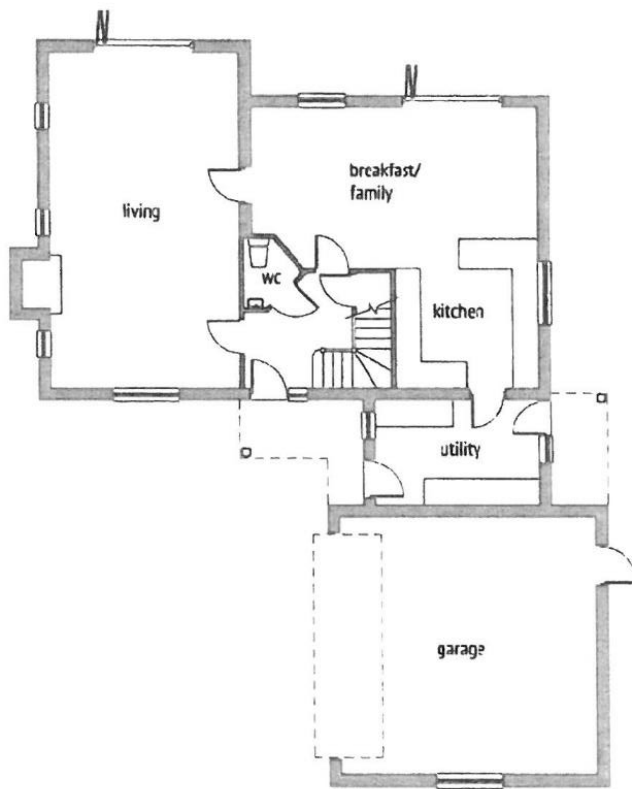
Directions:

From Hereford proceed south along the A49 for approximately 5 miles and at the top of the Callow take the right turn on to the A466 Monmouth road. Follow this road through Wormelow, St Weonards and into Welsh Newton. At the church take the left turn up the hill and after approximately ½ mile take the right turn to Welsh Newton Common. Follow this country lane to the top and just opposite the bus shelter the land can be seen on the right hand side as denoted by the agents For Sale sign.

Mode of Sale:

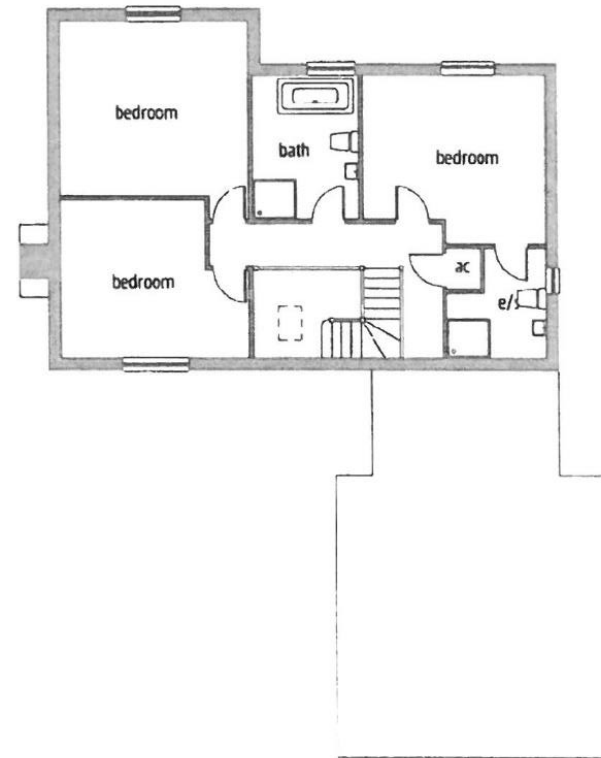
The property is offered for sale by private treaty.





GROUND FLOOR PLAN

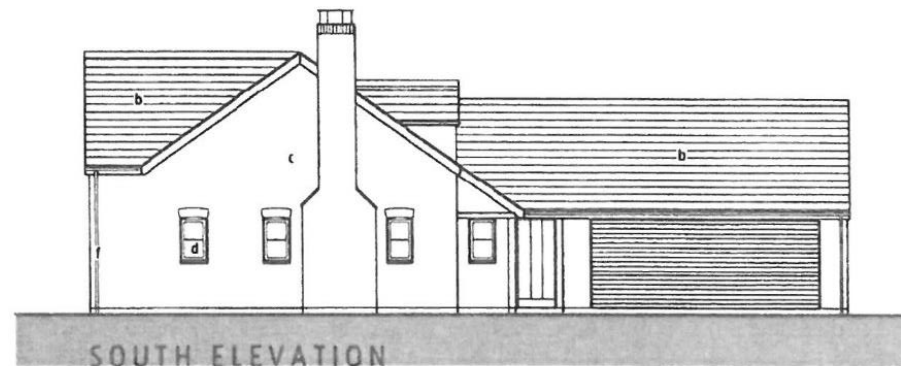
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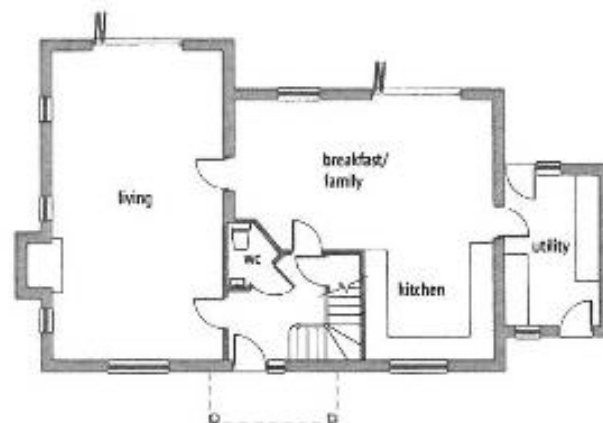
FIRST FLOOR PLAN



WEST ELEVATION



SOUTH ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

KEY TO MATERIALS

- a. natural stone
- b. natural slate
- c. ivory painted render
- d. powder coated aluminium/linen composite windows
- e. stained timber door
- f. galvanneal zinc coated steel rainwater goods



NORTH ELEVATION



SOUTH ELEVATION

Agents Note:

Any plans used in preparation of these details may have been reduced in scale and any interested parties should check with the Title Plan before proceeding to purchase.

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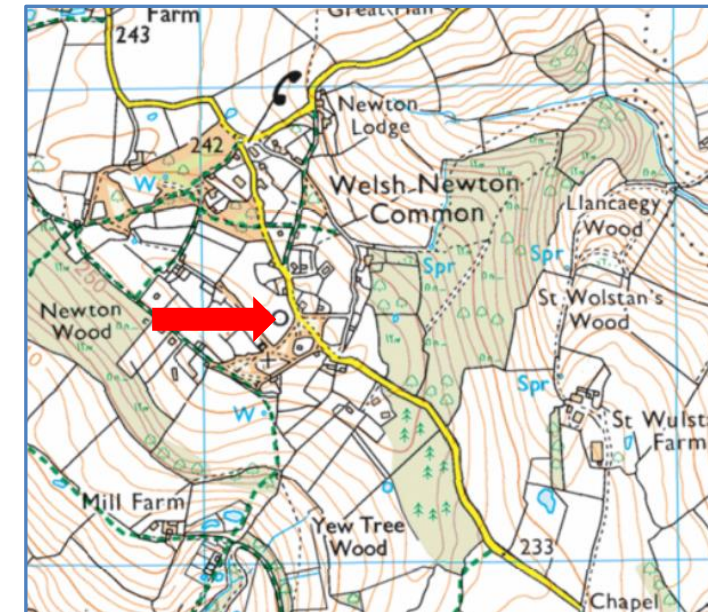
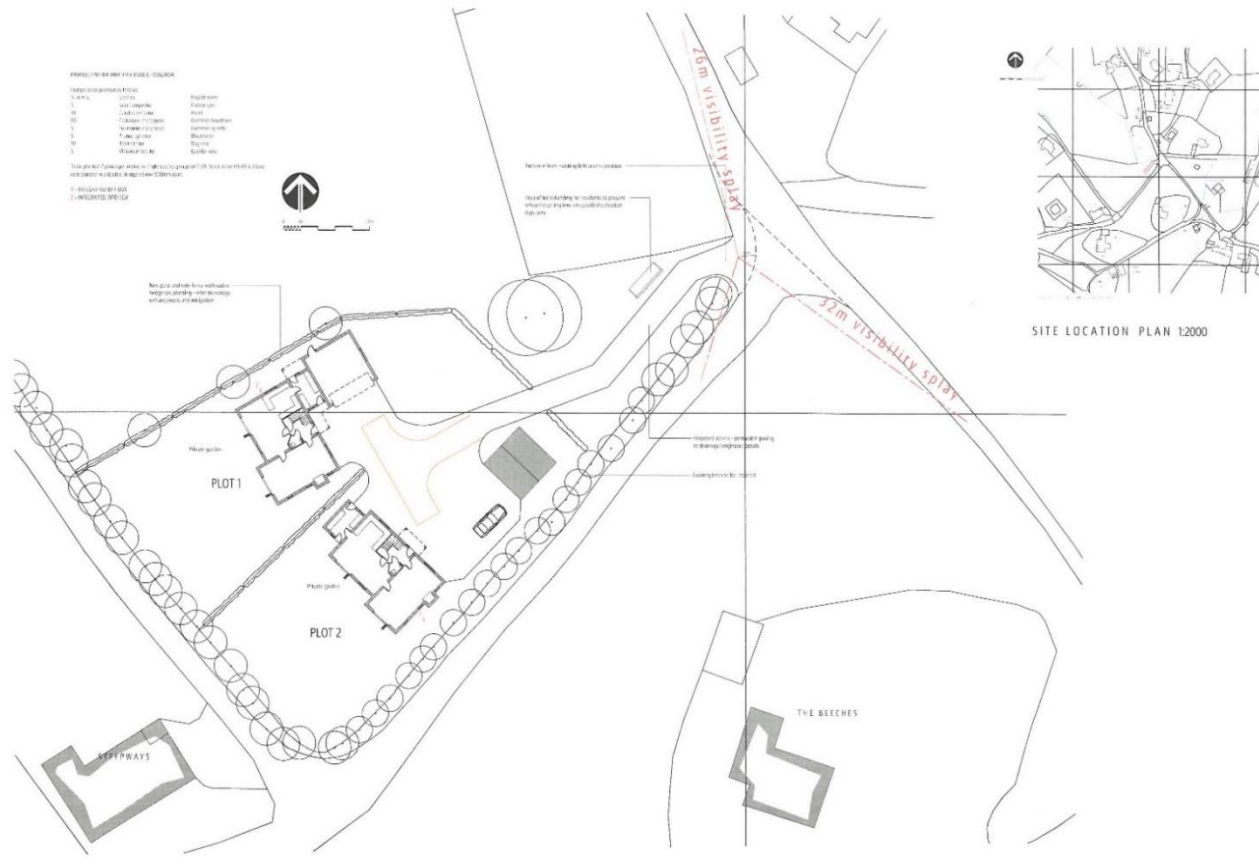
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.