

Brockweir Mill Brockweir, Near Tintern (Chepstow), Gloucestershire, NP16 7NG

Guide Price £450,000

Hollis Morgan - A Freehold 1 ACRE DEVELOPMENT SITE with PLANNING GRANTED to erect a scheme of 5 X HOUSES in this stunning VILLAGE LOCATION at Brockweir Mill.

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THE LAND

ADDRESS | Brockweir Mill, Brockweir, Near Tintern (Chepstow), NP16 7NG

A Freehold parcel of land (circa 1 Acre) with an existing Mill Building and stream with stunning rural vistas of this iconic Valley just moments from the River Wye and Tintern Abbey.
Sold with vacant possession

Services - We understand the National Grid are in the process of installing a new increased power supply / transformer to the village which will enable power supply to be available on the site - quote to be included in the legal pack.

We also understand from our client that there is no Section 106 requirement connected with this land or the development when completed, and no CIL payment associated with this land or the development is due when completed.

Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

DEVELOPMENT SITE - PLANNING GRANTED 5 HOUSES

The plot has been granted planning to erect a scheme of five houses with an additional 12 parking spaces in this highly sought after village.

New build homes in this location are extremely rare and we would suggest the resale values are in the region of £550,000 - £625,000.

The scheme is set around the restoration of the Brockweir Mill and stream running through the development which combined with the stunning rural views of the Valley will only increase the demand for the completed units.

GDV - £2.75m - £3.125m

LOWER DENSITY SCHEME

Given the quality of the position and outlook interested parties may consider a smaller scheme of 2 or even 1 large property on the site
Subject to consents.

PROPOSED SCHEDULE OF ACCOMMODATION

HOUSE 1

Detached | 3 / 4 Bed | 1668 Sq Ft
Ground Floor – Entrance Hall | Sitting Room | Study | Play Room / Bed 4 | Kitchen / Diner | Utility | WC
First Floor – Landing | Master Bedroom | En Suite | Bedroom 2 | Bedroom 3 | Bathroom
Outside – Private Garden | Allocated Parking

HOUSES 2 & 3

Semi Detached | 4 Bed | 1668 Sq Ft
Ground Floor – Hall | Sitting Room | WC | Utility | Kitchen / Diner
First Floor – Bedroom 1 | En Suite | Bedroom 2 | Bathroom
Second Floor – Bedroom 3 | Bedroom 4 | Shower Room
Outside – Private Garden | Allocated Parking

HOUSE 4

Semi Detached | 4 Bed | 1668 Sq Ft
Ground Floor – Entrance Hall | Kitchen / Diner | WC / Utility |

Sitting Room

First Floor – Master Bedroom | En Suite | Bedroom 2 | Bathroom
Second Floor – Bedroom 3 | Bedroom 4 | Shower Room
Outside – Private Garden | Allocated Parking

HOUSE 5

Semi Detached | 4 Bed | 1237 Sq Ft
Ground Floor – Entrance Hall | Kitchen / Diner | Sitting Room | Bedroom 3 | Bedroom 4
First Floor – Master Bedroom | Bedroom 2 | Bathroom
Outside – Private Garden | Allocated Parking

PARKING

10 Off Street allocated parking spaces + 2 visitor spaces.

THE OLD MILL

External renovation required for use as Bat Roost.

PLANNING GRANTED

Reference P1129/19/FUL

Alternative Reference DF3895

Application Received Wed 17 Jul 2019

Application Validated Fri 19 Jul 2019

Address Land Adjacent To Gregory Farm Brockweir NP16 7NG
Proposal Erection of 5 No. dwellings with associated gardens, landscaping, parking and works. Retention of existing Mill building as bat roost, with any essential repairs required for safety. Opening up of culverted millstream.

Status Consent

Decision Granted Permission

Decision Issued Date Fri 15 May 2020

Appeal Status Unknown

Please refer to online Legal pack for documentation to confirm the planning is live as a substantial start had been made as the vendors have laid part of the house foundations to secure permanent planning consent and building regulations at 2022 level.

LOCATION

Situated in the heart of the Wye Valley; an Area of Outstanding Natural Beauty the village of Brockweir, beside the River Wye, has a thriving community village shop, café and Church and is supported by the nearby villages of St Briavels and Tintern each providing many local amenities, including pubs, deli, community shop, castle and church. St Briavels CoE Primary School serves the local school children. There are a number of very good secondary schools, both state and independent, available nearby including, Monmouth Haberdashers Schools and Dean Close St John's on the Hill prep school. There are an abundance of outdoor activities on the doorstep including canoeing or fishing on the River Wye, exploring Tintern Abbey and running or cycling around the stunning countryside of Monmouthshire and the Forest of Dean with Offa's Dyke and the Wye Valley walk a short distance away. The market towns of Chepstow and Monmouth are each within 7 and 10 miles respectively offering a full range of shopping and leisure facilities. Within commuting distance lie the regional centres of Bristol approximately 23 miles and Cardiff 37 miles, via the M48 & M4 Motorways. Rail services are available from Lydney and Chepstow.

PROPERTY DETAILS DISCLAIMER

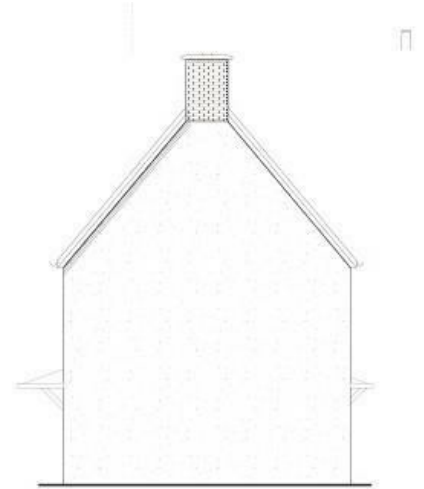
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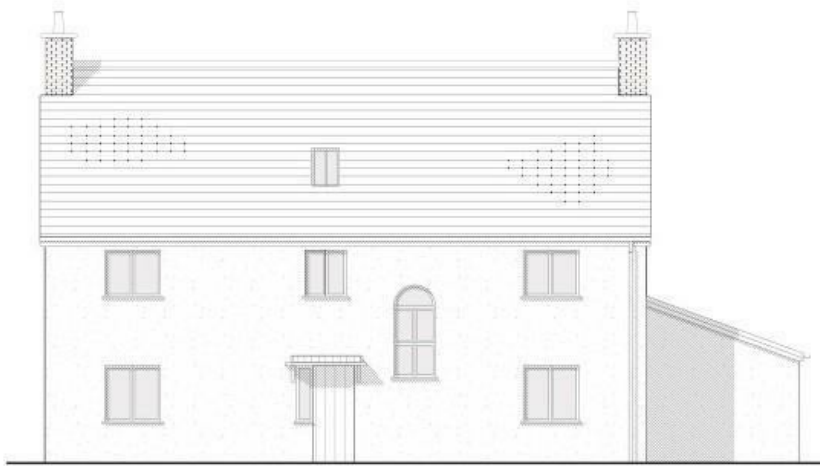




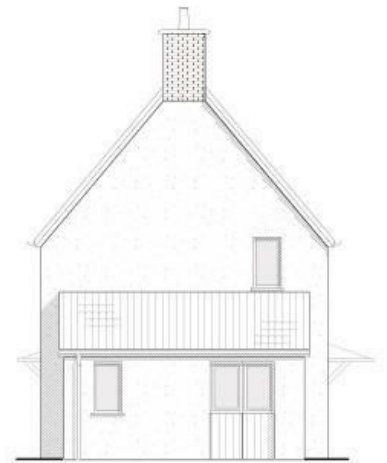
South Elevation



East Elevation



North Elevation



West Elevation

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