

# Detached Building Plots Adjacent to Steepways, Welsh Newton Common, Monmouth NP25 5RT

Superb residential building plots in a rural setting with full planning granted.

- Desirable location and excellent position on the Welsh/English Border •
- Very accessible to Monmouth & Hereford •
- Planning for two detached three-bedroom dwellings •
- Large site (2.87 acres) with room for additional dwellings (STPP) or grazing paddocks •
- Available for Sale by Private Treaty •



# Detached Building Plots Adjacent to Steepways

Welsh Newton Common, Monmouth NP25 5RT

A magnificent opportunity to purchase two valuable freehold building plots which form part of a large tree lined field, in a private position, off a no through lane on the Herefordshire/Monmouthshire border.

Monmouth is well located on the English and Welsh Border with good access to the A40, A449 and M4/M50, with Abergavenny and the Heads of the Valleys Road, Hereford and Bristol & Cardiff all easily accessible.

Welsh Newton Common - 0.1 miles  
Monmouth - 5.1 miles  
Hereford - 15.9 miles  
Abergavenny - 18.3 miles

## Location & 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 Property 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 5 miles north of Monmouth, from where there is good access via the A40/M50 road network giving fast access to south Wales and the Midlands.

Monmouth boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

## Description

The site provides for two detached three-bedroom modern dwellings set within an extensive plot of 2.87 acres allowing ample room for landscaped gardens or amenity space ancillary to Plot 1 if a purchaser wished.

The dwellings have been designed to provide modern, well laid out, living space and benefit from an accessible location but also a private position with mature hedges and trees surrounding the Property.

A Sale Plan showing the full extent of site is included overleaf.

Although advertised as a whole, the agents and vendor reserve the right to Lot the Property and sell as an alternative offering if applicable.

## Overage Provision

An overage provision will be incorporated into the sales contract over the land outside of the current planning application (hatched Orange).

An overage provision will be incorporated into the sales contract in relation to all of the land which is outside of the current planning application. See Plan.



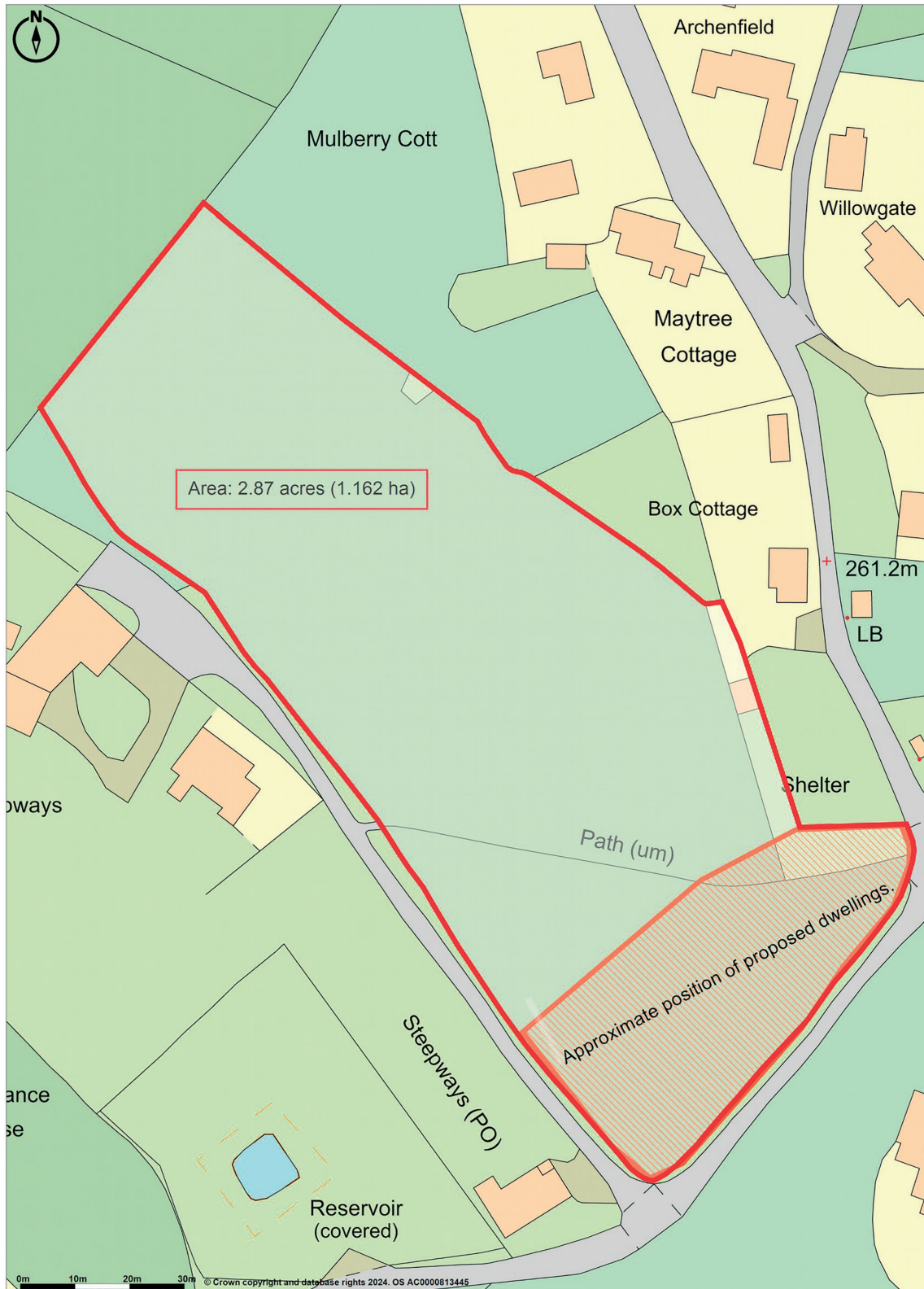
## Planning Information

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

Further information can be obtained from Herefordshire Councils Planning Portal (link below) using the planning reference number 222020/F or contact the selling agents for more information.

[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search)

### Proposed Site Plan



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## 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 is not required for the approved plans (this is confirmed by Herefordshire Council in the 'Correspondence' section on the planning portal)", and 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 however rely upon their own enquiries.

## 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.

## Sale Method

The plots are 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. Please notify the selling agent of your intentions.

## Directions

From Monmouth take the A466 north towards Welsh Newton. At the junction take the right hand turning towards Llangarron. After 500 yards take the right turn towards 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 board.

It is recommended that you use the W3W as opposed to the postcode.

 [reason.applies.newsreel](https://www.reason.applies.newsreel)

A for sale board will be located at the entrance point upon the roadside.



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