



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

Superb residential building plot 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 a detached three-bedroom dwellings •
- Plot 2 Only •
- Available for Sale by Private Treaty •



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# Detached Building Plot at Adjacent Steepways

Welsh Newton Common, Monmouth NP25 5RT

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

Welsh Newton Common - 0.1 miles

Monmouth - 5.1 miles

Hereford - 15.9 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 tremendous access via the A40/M50 road network giving fast access to south Wales and the Midlands.

### Description

The site provides for a detached three-bedroom modern dwelling set within the glorious west Herefordshire countryside. The dwelling has 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.

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

## 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)

**NOTE:** This brochure is for a Plot 2 only. See the separate listing for the combination of both plots and the additional paddock.

## 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 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 property 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 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.



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Singleton Court Business Park, Wonastow Road, Monmouth NP25 5JA  
T 01600 714140 E [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk) W [www.powellsrural.co.uk](http://www.powellsrural.co.uk)

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