







# Building Plot at Broadstone Catbrook, Chepstow, NP16 6ND

A fantastic level building plot with outline planning permission located in a semi-rural but accessible location within the sought after hamlet of Broadstone.

- A level building plot extending to circa 0.4 acres •
- Excellent location within the sought after settlement of Broadstone
- Outline planning permission granted with a positive response from Monmouthshire County Council which can be found under Application Ref: No: DM/2023/00494 on Monmouthshire Planning Portal
  - Offered for sale via private treaty •







## **Building Plot at Broadstone**

Catbrook, Chepstow, NP16 6ND

A rare opportunity to acquire a desirable building plot Broadstone with outline planning permission granted under Application Reference: DM/2023/00494 which has received a positive response from Monmouthshire County Council. The plot is within close reach of the well regarded village of Trellech and also the larger centres of the historic towns of both Monmouth and Chepstow which benefit from a wide range of useful amenities.

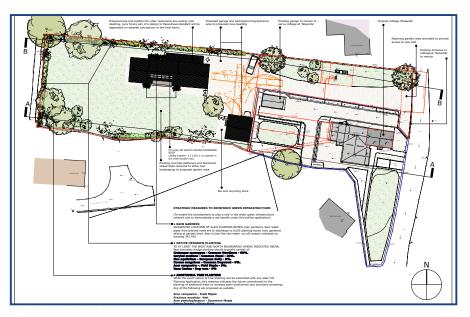
#### **Location & Situation**

The plot is positioned within the hamlet of Broadstone, a short distance from the the village of Trellech in the heart of the picturesque Wye Valley Area of Outstanding Natural Beauty. An abundance of activities can be enjoyed such as the Wye Valley Walk, the Offa's Dyke footpaths and the incredible Devils Pulpit. The Wye Valley offers an abundance of activities for riding, outdoors and fishing enthusiasts and is home to the magnificent Tintern Abbey.

Monmouth is located just 7 miles north of the property and boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

#### Description

The site is all contained within a rectangular shaped parcel of land which measures circa 0.4 acres.



Access to the plot is directly via Catbrook Road which leads past an adjoining property to the extent of the plot at the rear which means it is well screened and set back from the road creating a prime position for development subject to detailed planning permission being granted.

Outline planning permission has been granted under Application Reference: DM/2023/00494.

### Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not.

#### Services

There are no services directly connected to the land and purchasers should undertake and rely on their own due diligence in this regard.

#### Sale Method

The plot is offered for sale by private treaty.

#### **Viewings**

Viewings are permitted at any time during daylight hours by prior notification of the selling agent and with a copy of these particulars.

#### **Directions**

From Monmouth take the B4293 continuing for approximately 3 miles until you reach the village of Trellech. Take a left hand turn onto Catbrook Road before the right hand sweeping bend as you exit Trellech. Follow Catbrook Road for approximately 2 miles, just before you reach the junction as you enter Broadstone, the plot can be found on your right hand side where a for sale board will be erected.

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