



ROSCOE ROGERS KNIGHT
Town and country properties

Two Springs Brockweir Common, Chepstow





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This is a rare and exciting opportunity to build a dream home on an outstanding building plot of approximately 1.9 acres. Set in a stunning location high on the side of the renowned Wye Valley, the plot offers wide-reaching views in an area of Outstanding Natural Beauty. The airy, south-facing grounds are gently sloping with well-established fruit trees to front and rear. Natural woodland of approximately one acre creates a 'secret garden' with a stream, native oak, beech and hazel and a riot of spring snowdrops, daffodils, ancient wood anemones and wild garlic. By late April, a sheer carpet of bluebells is this woodland retreat's crowning glory.

Asking price of £650,000 Freehold

The plot includes a habitable three-bedroomed bungalow, which was happily lived in until recently.

The plot has had planning permission granted for a substantial four-bedroomed house with additional annexe accommodation and a double garage. Planning, which has no expiry date, can be viewed on the Forest of Dean District Council Planning Portal:

<https://www.fdean.gov.uk/planning-and-building/planning-permission/view-planning-applications> Ref. No: P1333/18/FUL. Tel: 01594 810000.

The proposed dwelling is approximately 2500 sq ft (232 sq m) and the annexe 300 sq ft (28 sq ft).

LOCAL INFORMATION:

Two Springs is close to the village of Brockweir with its renowned Community Shop and Cafe with Playground, a real hub of village life. Mackenzie Hall hosts National Theatre live -stream shows, yoga and tennis. Brockweir Pub is community-owned and under-going development. A Pre-School and Primary School are nearby in St Briavels.

Brockweir is situated between Chepstow and Monmouth, both of which are eight miles away. The highly regarded, co-educational Haberdashers Monmouth School leads the way in local independent sector education, alongside state-maintained secondary schools in both Monmouth and Chepstow. Bristol, approx forty-five minutes away, offers further independent sector schools.

There are beautiful woodland and river walks from the doorstep, including easy access onto the Offa's Dyke Footpath. In fact, this hillside is criss-crossed with gentle footpaths, taking you from Tintern Abbey to St Briavels Castle via a myriad of different routes. The Royal Forest of Dean is renowned for its many outdoor pursuits including cycling and rock climbing. River activities are available in Monmouth and, slightly further afield, Symmond's Yat hosts a well-known kayak slalom course.

Monmouth has an extensive array of independent shops and recognised high street stores, including FatFace, White Stuff, Mountain Warehouse, Waitrose and Lidl. Chepstow Castle is a wonderful local attraction and Chepstow Leisure Centre adds sports and swimming amenities to the locality. A large Tesco is situated on the edge of Chepstow.

For commuters, Bristol Parkway Railway Station is forty minutes away with the on-going London train journey taking one hour and fifteen minutes. Bristol, Cardiff and Birmingham International Airports are within easy reach.

EXISTING SERVICES:

Mains water, electric and private drainage.

LOCAL AUTHORITY:

Forest of Dean District Council. Tel. 01594 810000

DIRECTIONS:

From Monmouth take the A466 Wye Valley Road through Redbrook, over the Bigsweir Bridge, through Llandogo and before Tintern turn left over Brockweir Bridge and proceed up the hill turning left signposted Coldharbour. Follow this single-track lane up the hill passing the first turning to the left until you come to a small crossroads (just before the red telephone box). Turn left here and follow the lane, passing Woodbine Cottage on your left. Two Springs is the second property on your right.
What3words- ///rewrites.spreading.jetting

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.





Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk



