



DIRECTIONS

From our Chepstow office proceed to the St. Lawrence roundabout, take the third exit and follow this road past St. Pierre Country Club to the next roundabout. Take the first exit onto the B4245, continue to the mini roundabout continue straight over and continue for 1.3 miles, turn left onto Shakespeare Drive and then right into Shakespeare Close, where following the numbering you will find the property.

SERVICES

All mains services are available in the locality for connection.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PLOT ADJ 22 SHAKESPEARE CLOSE, CALDICOT, MONMOUTHSHIRE, NP26 4LN

£67,500

Sales: 01291 629292
E: sales@thinkmoon.co.uk

DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Moon & Co are delighted to offer to the market this exciting opportunity to acquire a freehold building plot benefitting from full planning permission under Monmouthshire County Council reference DM/2022/00701, dated 4th April 2024, for the erection of single two storey, two bedroom dwelling with private parking for one vehicle and garden. The plot is situated in a pleasant cul-de-sac setting within a popular and quiet residential area, a short walking distance to all local amenities and schools, as well as being within easy reach of Severn Tunnel railway station and the motorway network.

PROPOSED ACCOMMODATION

The proposed accommodation will briefly comprise to the ground floor entrance hall, WC/ cloakroom, open plan kitchen/ dining/ living room enjoying bi-fold doors to the rear garden. To the first floor there will be a landing with airing cupboard, two double bedrooms (main benefitting from built-in wardrobes) and a bathroom.

OUTSIDE

The property will benefit one private car parking space to the front with pedestrian side access leading to a small garden to the rear.

SERVICES

All mains services are available in the locality for connection.

AGENTS NOTE

Demolition of existing garage and provision of parking for existing property will be covered by the vendor.

