



DEVELOPMENT PLOT KNOWN AS THE KILN

TRELLECH | MONMOUTH | MONMOUTHSHIRE

DEVELOPMENT PLOT KNOWN AS THE KILN

TRELLECH | MONMOUTH | MONMOUTHSHIRE | NP25 4PE

A SUPERB OPPORTUNITY TO ACQUIRE AN EXCELLENT BUILDING PLOT DESIGNED BY AWARD WINNING ARCHITECTS WITH PLANNING CONSENT FOR A PREMIUM MODERN FOUR-BEDROOM RESIDENCE SET WITHIN A 0.32 ACRE PLOT POSITIONED IN THE GROUNDS OF MIDDLETON HOUSE WITHIN THE DESIRABLE VILLAGE OF TRELLECH.

The property is within the historic village of Trellech with close access to the B4293 offering superb accessibility to the towns of Monmouth and Chepstow.

- Superb location and position within a village setting •
- Infill garden plot within the grounds of historic Middleton House •
 - Planning consent to construct a modern detached four-bedroom residence designed by award winning architects •
 - Full SuDS Approval •
- Located in the historic village of Trellech, with good accessibility to the towns of Monmouth, Chepstow and Abergavenny •
 - Spacious plot with garden curtilage •
 - Services adjacent •
- Extending in total to approximately 0.32 acres (0.13 hectares) •

DISTANCES FROM THE KILN

Monmouth 5.7 miles • Raglan 9.4 miles • Chepstow 10.5 miles
Abergavenny 19.6 miles • Newport 23 miles • Bristol 26.7 miles
Cardiff 33.9 miles • London 134 miles

Chepstow Train Station 10.7 miles • Bristol Parkway Station 22.5 miles

Bristol Airport 36.9 miles • Birmingham Airport 81.7 miles
London Heathrow Airport 120 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Development Plot Known as The Kiln enjoys a desirable and accessible location to the north of Middleton House within the heart of the popular village of Trellech. Trellech has good connectivity, with the drive to Middleton House connecting directly to the B4293 Chepstow Road to the west which provides direct access to the towns of Monmouth and the A40 approximately 5.8 miles to the north and Chepstow and the A466, M48 and M4 approximately 11 miles to the south.

Trellech is known for its Harold's stones, three large Bronze Age standing stones located at the edge of the village. The Virtuous Well, thought to have had a high reputation as a healing well in the 1800's is also located nearby. The Village is home to The Lion Inn public house, Trellech Primary School, a doctors surgery and The Church of St Nicholas. A circular walk from Trellech can be enjoyed taking in sights such as Harold's Stones, Cleddon Falls and Llandogo. There are excellent connections to the main road network with the historic border town of Monmouth being only 5.7 miles away. Monmouth boasts excellent schools including Haberdashers Monmouth School, 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.

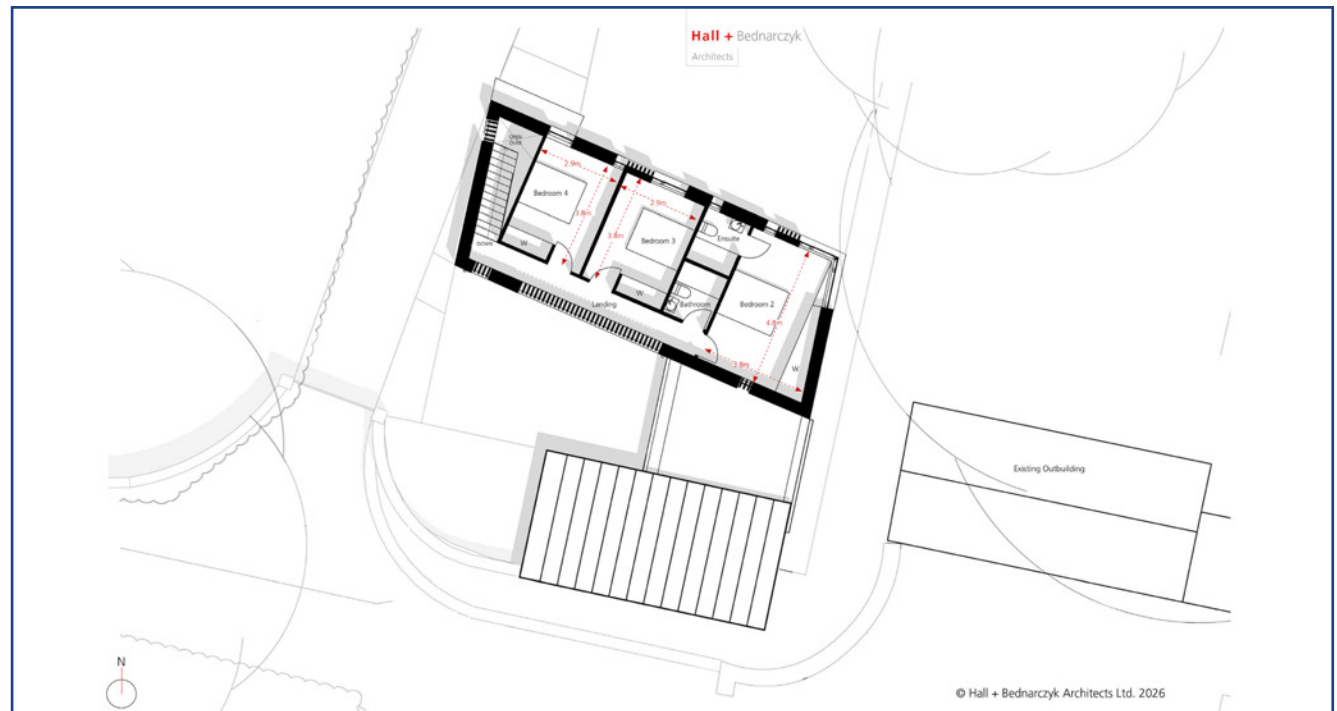
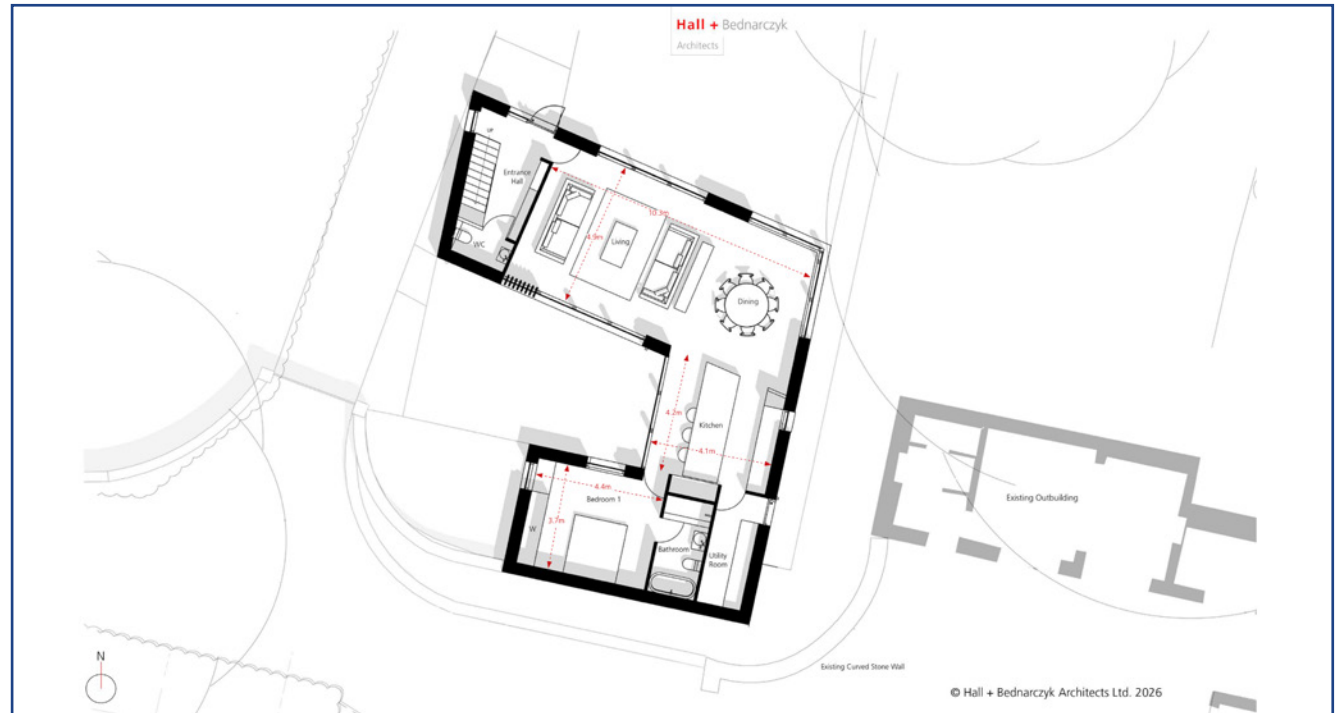
Chepstow, just over 10 miles away offers supermarkets, post office, doctors' surgery, vets and a variety of primary and secondary schools, including private schooling at St Johns on the Hill. Chepstow Castle and Chepstow Racecourse are popular tourist attractions within the town.

THE PROPERTY

From the eastern side of the B4293 the property is accessed via a short section of adopted highway which leads to the driveway to Middleton House to the east. The plot is positioned to the northern side of the drive and will have a walled boundary adjacent to the drive to preserve the privacy of both dwellings. The plot itself comprises a compact level and accessible parcel of lawned garden area providing a perfect setting for a premium family home.

The development, which has been designed by award winning Hall & Bednarczyk Architects, will provide a premium bespoke development with dressed stone and timber clad elevations under monopitched standing seam zinc rooves. Internally the property will comprise a reception hall, cloakroom, open plan sitting room, kitchen and dining room, utility and bedroom one, a double with ensuite bathroom. Stairs from the entrance hall will then lead up to the first floor which will feature two standard double bedrooms, a family bathroom and the principal bedroom, a double with ensuite shower room. Externally, the residential curtilage will offer a parking area to the west of the property with ample parking and two designated spaces. There will be an outside paved terrace positioned directly west of the dwelling providing an excellent space for al-fresco dining with a lawned garden extending out to the north.

The property extends in total to approximately 0.32 acres (0.13 hectares).



PLANNING INFORMATION

Planning consent has been achieved under Planning Application Reference DM/2022/00839 dated 15th September 2025 for "Construction of a new dwelling on an infill plot within the existing site at Middleton House. Associated external works including an extension of the existing driveway to form a new drive and parking area for the proposed dwelling. No works to the existing dwelling or outbuildings at Middleton House are proposed". Planning must be commenced within five years of the date of consent. The vendors have also undertaken a SuDS application which has been approved.

A copy of the Planning Consent Decision Notice is available from Powells on request, or available for download on Monmouthshire County Council's Planning Application Search portal using the above planning application reference.

KEY INFORMATION

Services: No services are directly connected but services are adjacent within the freehold of Middleton House. Private drainage will be to a treatment plant.

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Monmouthshire County Council. Telephone 01633 644880.

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to in these particulars.

Sale Method: The property is offered for sale by Private Treaty.

Viewings: Strictly by appointment with Powells – 01600 714140.

Directions: From Trellech Primary School proceed south on the B4293 Monmouth Road for approximately 0.2 miles onto Church Street. Proceed for another 0.1 mile and the drive leading to Middleton House will be on your left-hand side.

Please note the Post Code will not take you to the exact address.

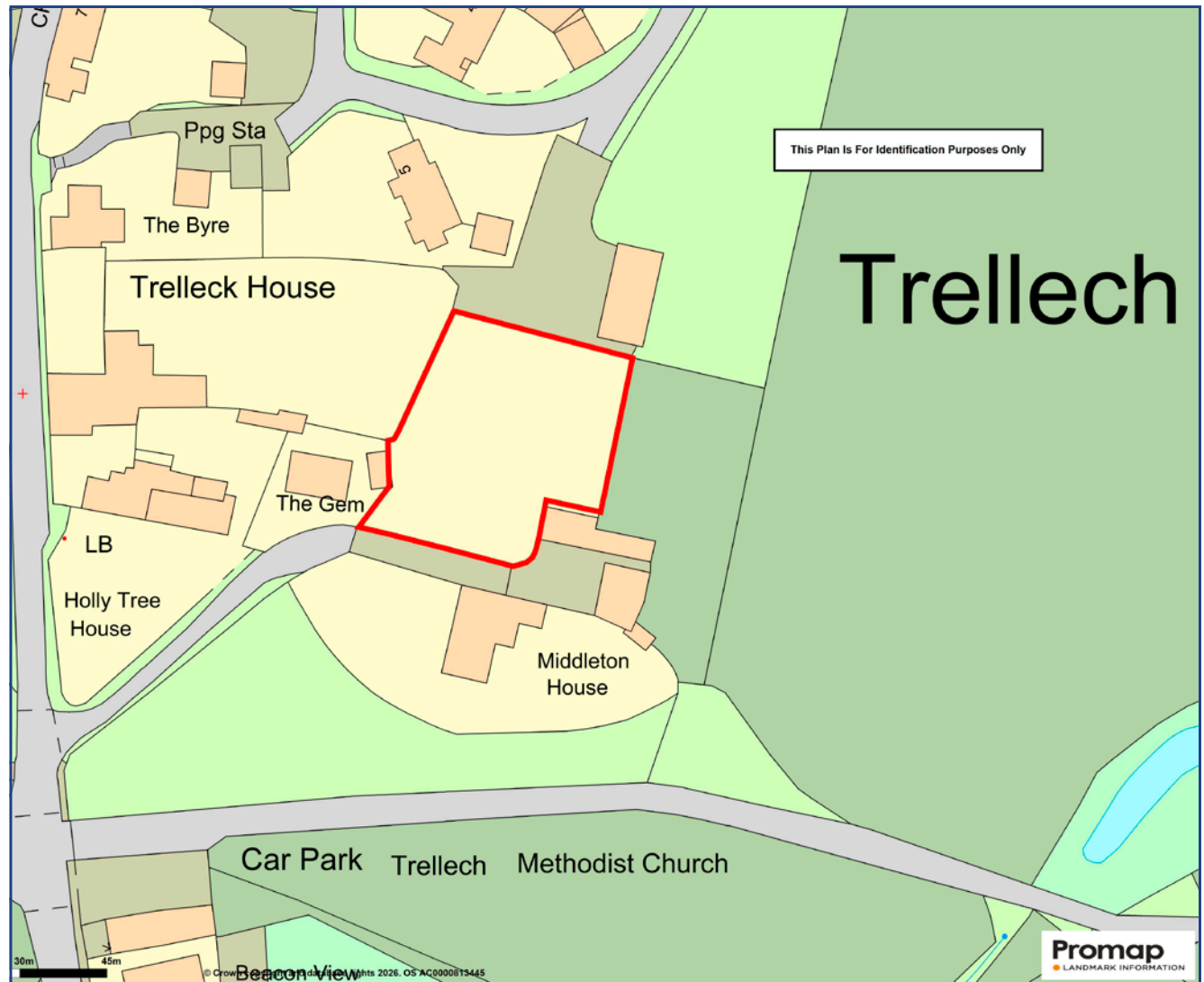
WHAT3WORDS

/// skilet.district.blur

Planning Consent, Technical Design and Architectural Work: The Planning Consent, Technical Design and Architectural Work has been undertaken by Hall + Bednarczyk Architects.

Copyright for all designs and drawings owned by Hall + Bednarczyk Architects.

Telephone 01291 627777 | <https://www.hallbednarczyk.com>.



Powells

Singleton Court Business Park
Wonastow Road
Monmouth NP25 5JA

T 01600 714140

E enquiries@powellsrural.co.uk

W www.powellsrural.co.uk

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared July 2026.