

# Rosemary Development Site

## Beaufort Road, Osbaston, Monmouth, NP25 3HU

An excellent opportunity to acquire a building plot with planning permission granted for the construction of two detached dwellings, comprising one three-bedroom home and one four-bedroom home.

- Planning permission for two dwellings • Three bedroom and four bedroom detached dwellings •
- 0.25 of an acre • Planning Permission granted by Monmouthshire County Council which can be found under Application Ref: No: DM/2024/01281 on Monmouthshire Planning Portal •
- Located in the desirable location of Osbaston • Within short distance of sought after schools •



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## Distances

Monmouth 1.1 miles  
Raglan 9.8 miles  
Usk 15.4 miles  
Abergavenny 19.3 miles  
Newport 26.8 miles  
Cardiff 37.7 miles  
Bristol 47.5 miles

(all distances are approximate)

## Location & Situation

Osbaston is one of Monmouth's most sought-after residential areas, situated to the north of the town centre and renowned for its attractive surroundings, excellent schooling and convenient access to both the town and surrounding countryside.

Monmouth itself is a thriving and historic market town, situated at the confluence of the Rivers Wye, Monnow and Trothy. Rich in history and character, the town offers an excellent range of independent shops, cafés, restaurants and supermarkets, together with a comprehensive selection of leisure and sporting facilities. Monmouth is particularly well regarded for its excellent schools, including both state and independent education options.

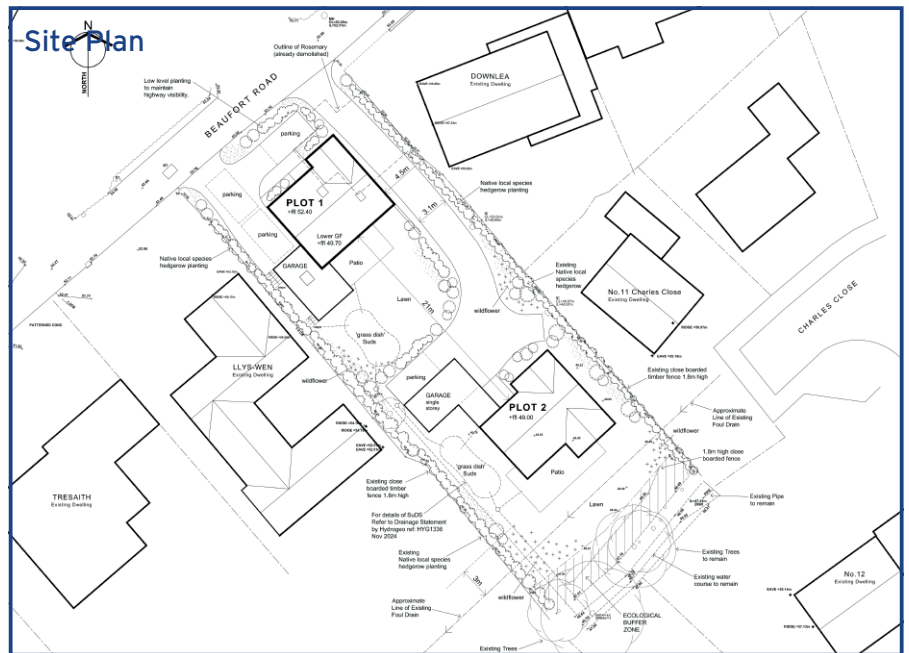
The town benefits from excellent road links via the A40, providing convenient access to the M4, M48 and M50 motorway networks, making Bristol, Cardiff, Newport, Hereford and the Midlands readily accessible.

Surrounded by the stunning Wye Valley Area of Outstanding Natural Beauty and the rolling Monmouthshire countryside, Monmouth offers an enviable lifestyle combining historic charm, modern amenities and outstanding natural beauty.

## Description

Rosemary Development Site presents an excellent opportunity to acquire a building plot with planning permission granted for the construction of two detached dwellings, comprising one three-bedroom home and one four-bedroom home.

Both properties will benefit from garages, driveway parking, and generous gardens. Situated within the highly sought-after



residential area of Osbaston, Monmouth, the site offers an attractive development opportunity in a well-established and desirable location, conveniently positioned for access to the town's amenities.

Planning permission has been granted under Application Reference: DM/2024/01281.

## Services

Purchasers should undertake and rely on their own due diligence in this regard.

## Sale Method

The development site is offered for sale by private treaty.

## Wayleaves, Easements and 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 specifically referred to in these particulars or not.

## Viewings

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

## Directions

From the Monmouth town, proceed on to B4293 passing White Swan Court. Turn left at the traffic lights into Monk Street A466. Take the left turn onto Osbaston Road. Continue along this road for half a mile, passing the school on the left-hand side.

Take the second turning on your right to St Mary's road and at the end of the road turn right and then immediately right again onto Beaufort Road where the site can be found on the right hand side.

## What3Words

 couple.paddlers.river



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