



#### NOTES

1. All 4 houses to be raised to have floor levels of 8.42 AOD
2. All gardens to be raised to have level of 8.27 AOD which will be 150mm below FFL of each house.
3. This will taper down to the existing levels on the tarmac approach road

- E 21.8.25 Slope within access road in front of house 1 and 4
- D 24.9.24 fences added and paths to sheds. More green assets added
- C 24.8.24 AOD notes added
- B 6.7.24 rain water down pipes added
- A 9.4.24 Drains added to connect to existing IC in road

Rev. date description  
Planning: DM/2024/00441 Building Regs



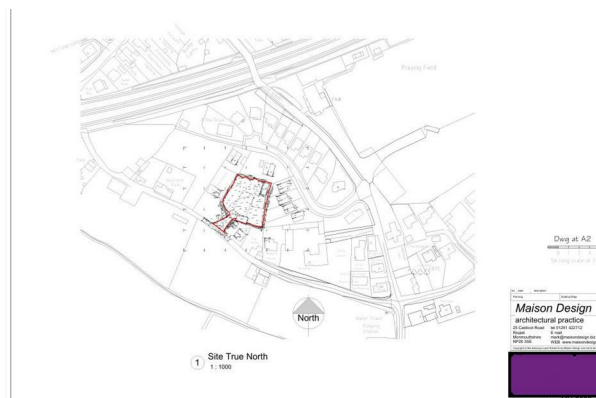
Dwg at A2

0 2 5 10

2 Scale 1:250  
1:250

West End, Undy

£725,000



Do not miss this rare opportunity to purchase a well located plot with full planning for four detached four bed properties. Located in the heart of Undy, surrounded by country side views but just a ten minute walk from Magor Square and situated a short distance from the planned railway station terminal at Magor/Undy.

Sold with full planning permission, building regulations and architectural drawings. SUDS are complete and pre build conditions will be ready before the sale completes.

The seller is open to selling as a complete entity, or as individual plots or to work with the purchaser in partnership to build out the properties

Once built these properties could potentially be worth between £650,000 - £750,000, subject to specification, per property.

For more information or to discuss any points further please call the office to discuss.

Full planning can be found on the planning portal :- DM/2024/00441



8 Newport Road  
Caldicot  
Monmouthshire  
NP26 4HX  
01291 421600  
nj@nathanjamesestateagents.co.uk  
nathanjamesestateagents.com