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Auctions

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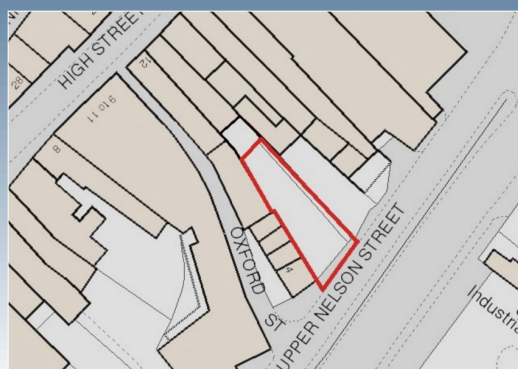
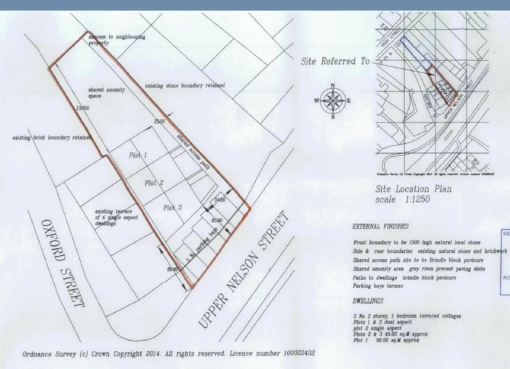
auctioneers



## LOT 11 - Land Rear Of, 13 High Street, Chepstow, NP16 5LQ

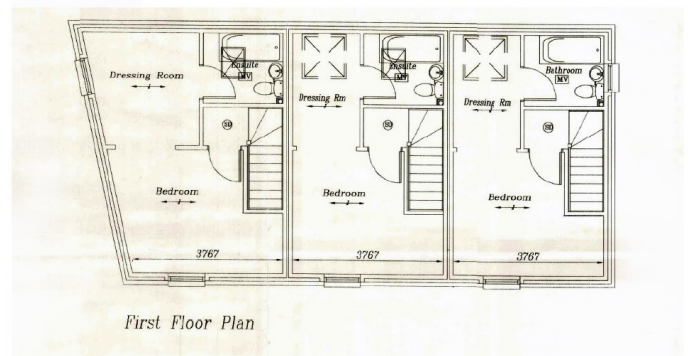
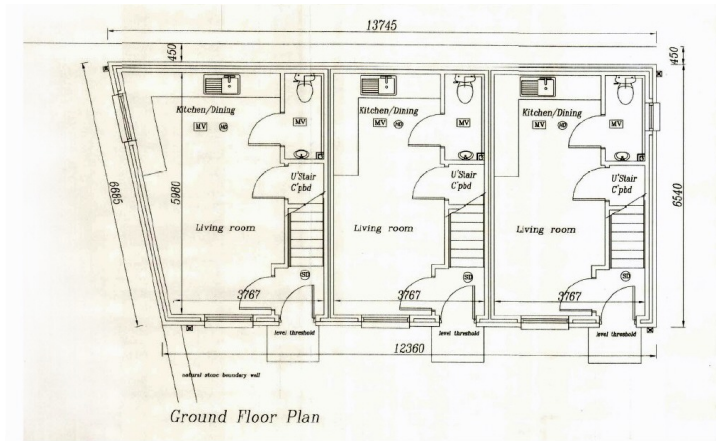
**For auction Guide Price £125,000 +**

A development site benefiting from full planning consent for the erection of 3 terraced houses with parking and communal gardens. The site is situated in the heart of historic Chepstow and provides easy access to a wide range of local amenities in the town centre as well as the nearby train and bus stations. An ideal opportunity for builders and developers.





# LOT 11 - Land Rear Of, 13 High Street, Chepstow, NP16 5LQ



## FOR SALE BY AUCTION

This property is due to be auctioned on the 26th February 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

## VIEWING

By appointment

## SUMMARY

DEVELOPMENT SITE WITH PLANNING GRANTED FOR 3 TERRACED HOUSES

## DESCRIPTION

A parcel of land measuring approximately 350 sq m with full planning consent granted for the erection of three terraced houses. The approved planning consent provides for 5 parking spaces fronting Upper Nelson Street and a communal garden to the rear of the site. It may be possible that the site could accommodate four houses, subject to obtaining the necessary planning consents. A fantastic opportunity for builders and developers to create a modern development of 3 houses in this central location.

## LOCATION

The site is situated to the rear of 13 High Street in Chepstow. Vehicular access to the site is provided via Upper Nelson Street and a wide range of amenities are easily accessible in the town centre. Chepstow is a historic town in Monmouthshire which provides excellent access to the M48 Severn Bridge with the recently removed toll charges.

## PROPOSED HOUSES

The proposed development will comprise a new terrace of three houses, each comprising an open-plan living/kitchen/dining room and cloakroom on the ground floor with one bedroom, a bathroom and a dressing room on the first floor which could be utilised as a second bedroom or study.

## PLANNING

### Application No.

DC/2014/00741

### Description of Development

Development of terrace of 3 no. Houses.

### Date of Decision

The planning application was granted on 12th January 2015 and is valid for 5 years from this date.

## LOCAL AUTHORITY

Monmouthshire County Council.

## SOLICITOR

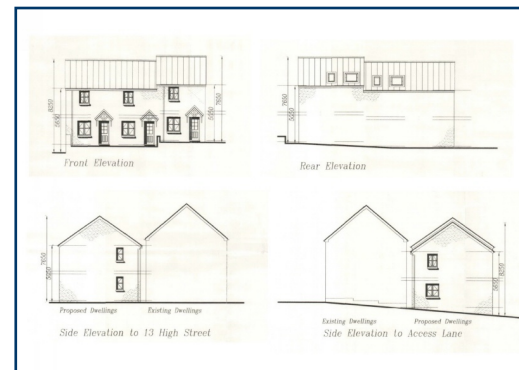
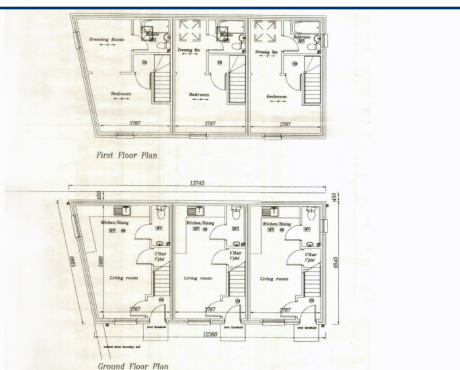
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## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

## \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
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Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

