

UNDY

Guide price **£475,000**





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HOLLYBUSH

Plots I & 2 Vinegar Hill, Monmouthshire NP26 3EJ



Vinegar Hill is located within the beautiful village of Undy. The surrounding area of Undy provides a peaceful and picturesque setting, ideal for those seeking tranquillity. The property is ideally situated for local schooling and commuting, with junction 23A (M4 access) only a short distance away.

The delightful village square at Magor is the hub of the community and offers an array of bespoke shops, cafes, eateries and public houses, along with a supermarket, post office and doctors' surgery. Undy Primary School is only a short distance from the property, as is the newly constructed community hub.

The proposed site at Hollybush comprises of two sizeable plots, details of which are included below.

The plots are situated midway up Vinegar Hill, nestled within the grounds of Hollybush. To reach these plots, you can enter through the top entrance and proceed along the driveway. As you make your way along the driveway, you'll find Hollybush and its garden prominently positioned on the right side, while Delfryn is located on the left side.

This sizeable parcel of land, perched at the top of the boundary, encompasses two distinct plots, offering ample space and a prime location. The positioning of these plots provides a unique combination of accessibility and privacy, making them a noteworthy feature of the area.

Plot I presents the opportunity to develop a substantial four-bedroom dwelling, complete with two ensuite bathrooms and spacious reception areas to include an open plan kitchen/dining/family room. The anticipated square footage for this property is approximately 2,260sq ft. Additionally, the property will feature the convenience of a detached garage and off-road parking.

In contrast, Plot 2 proposes an impressive accommodation spread over three levels, including five bedrooms, a sizeable living room, and an open-plan kitchen with a dining area. This plot boasts a larger garden area, enhancing its appeal, and the garage is attached to the property, with additional parking, providing added convenience. The anticipated size of this property is approximately 2,195sq ft.

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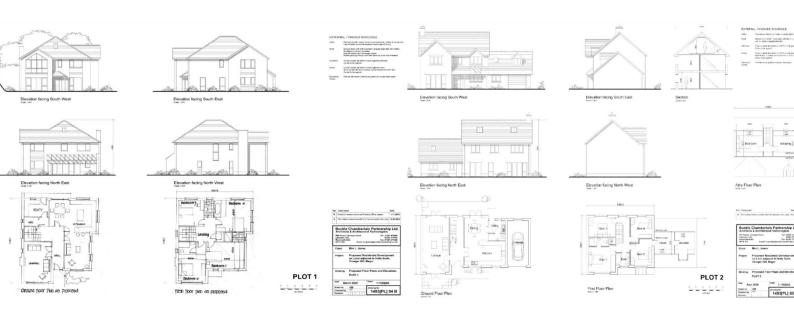


AGENTS NOTE:

The S106 sets out the Affordable Housing Contribution as follows Plot 1 = \pounds 9,744 Plot 2 = \pounds 9,465 Planning Number DM/2021/00528







DIRECTIONS

From Chepstow proceed from the High Beech Roundabout in the direction of Caldicot/Caerwent (3rd exit, signposted A48). Continue along this road passing St Pierre on the left-hand side and at the next roundabout take the 1st exit onto the B4245. Stay on this road for approx. 6 miles, bypassing Caldicot and travelling through Rogiet. On entering Undy pass the entrance to Manor Chase on the right-hand side and take the next turn right onto Vinegar Hill. Continuing up the hill where the entrance to Hollybush can be found on the right-hand side.





INFORMATION

Postcode: NP26 3EJ Tenure: Freehold Tax Band: N/A Heating: N/A Drainage: N/A EPC: N/A

30 High Street, Chepstow, NP16 5LJ 01291 626262 caldicot@archerandco.com

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