



UNDY

Guide price **£475,000**



HOLLYBUSH

Plots 1 & 2 Vinegar Hill, Monmouthshire NP26 3EJ



Good sized gardens
Garages and parking
Popular village location

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 1 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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KEY FEATURES

- 2 sizeable plots with planning
- 4/5 bedrooms
- Spacious reception rooms
- Secluded location
- In excess of 2000 sq ft on each property
- Ideally located for commuting and schooling



AGENTS NOTE:

The S106 sets out the Affordable Housing Contribution as follows

Plot 1 = £9,744

Plot 2 = £9,465

Planning Number DM/2021/00528



