



# CHEPSTOW

Guide price **£550,000**





# OVERDALE

St. Lawrence Road, Chepstow, Monmouthshire NP16 6BE



Two building plots in great location  
Ideal investment opportunity  
Close to local amenities

An exciting opportunity has arisen in a sought-after location of Chepstow.

This is a wonderful opportunity to purchase two sizable building plots referenced DM/2021/01693 set in a prime location on St. Lawrence Road. These plots have fully approved planning and each boasts a unique design, with one being substantially larger than the other. They are situated within good-sized, level gardens, providing any person the chance to build their dream home.

This development provides an opportunity for anyone to customise and create a beautiful home. The plans can be viewed through the Monmouthshire planning portal reference DM/2021/01693 we also have copies of the plans and approval available in our office. The current property will be demolished before completion. There is also a 106 agreement on this development.

Located on the fringe of Chepstow, where there is a mixture of high street brands, independent retailers and an exciting variety of cafes, restaurants, bars and pubs, all the facilities a busy life of shopping and socialising requires is literally on the doorstep.

As well as the variety of shopping and socialising opportunities that Chepstow town centre has to offer, you also have the chance to wander around the grounds of the majestic castle and chances to stroll along the River Wye's route accompanied by glorious views of the Wye Valley.

The Wye Valley Area of Outstanding Natural Beauty and Forest of Dean are both just a short drive away offering multiple chances to make lifelong memories surrounded by two of the most gorgeous landscapes in the UK. Access to explore further afield is easy too, with the nearby M48 and M4 routes to Bristol, Cardiff and London. There is also a railway station and a bus station located near the site development.



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### KEY FEATURES

- Two building plots
- Approved planning
- Sought after location
- Great investment opportunity
- Close to Chepstow town
- No upper chain



VIEWING  
Strictly by appointment with Archer & Co 01291 626262.

BUILDING SITES ARE DANGEROUS  
Please do not attend on-site without a pre-arranged appointment via Archer & Co. This is a Health and Safety issue and is in your best interest.







GROUND FLOOR PLAN



FIRST FLOOR PLAN

10	1503022	Living and kitchen 1 window removed
11	1503022	Bathroom 1 and kitchen window removed
Revision	Date	Description
<p>This drawing is the property of CJ Projects and the accuracy is based on the condition that it is not deemed, constructed, repaired or installed by any unauthorised person, either wholly or in part, without the consent in writing of CJ Projects.</p> <p>As measured and drawn on 08/01/2022</p>		
<p>PROPOSED REPLACEMENT DWELLING Overdale, St Lawrence Road, Chepstow, NP16 5BJ</p>		
<p>PROPOSED FLOOR PLANS SCHEME 2</p>		
Scale	Date	Drawing No.
1:100@A3	Jan 22	2171/11B

## DIRECTIONS

Proceed through the town arch and carry-on up Moor Street from our offices. At the top of the road take the right turn on to the A48 and carry on until you reach High Beech Roundabout. And take the turning right just prior to entering the roundabout lane.



## INFORMATION

Postcode: NP16 6BE  
 Tenure: Freehold  
 Tax Band:  
 Heating: Gas  
 Drainage:  
 EPC: N/A

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



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.