

# 14 Lower Church Street, Chepstow, Monmouthshire, NP16 5HJ

Auction Guide Price +++ £170,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- GEORGIAN END OF TERRACE HOUSE
- 3 FLOORS | 1378 Sq Ft
- REQUIRES BASIC UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold GEORGIAN END OF TERRACE HOUSE ( 1378 Sq Ft ) in need of BASIC UPDATING located just moments from the Town Centre.

# 14 Lower Church Street, Chepstow, Monmouthshire, NP16 5HJ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 14 Lower Church Street, Chepstow, NP16 5HX

Lot Number TBC

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30  
Registration Deadline is on Monday 21st April 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A charming Freehold end of terrace Georgian property located adjacent to the new Severn Quays Development and just moments from Chepstow Castle and river walks along the Wye. The accommodation ( 1378 Sq Ft ) is arranged over 3 floors with flexible ground floor space set within a large single storey extension and scope for 3 bedrooms on the upper floors. Sold with vacant possession.

Tenure - Freehold

Parking - Residents Scheme

Council Tax - C

EPC - TBC

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

HOUSE | UPDATING

This charming end of terrace Georgian House ( which was previously a veterinary surgery ) benefits from planning ( Change of use DM/2021/01745 ) to create a 3 bed home or investment just moments from the town centre.

REAR GARDEN (NOT INCLUDED)

Please note a previous claim for adverse possession on the rear garden has been rejected.

For clarity the rear garden is not included in the sale of this lot. Full details on the online legal pack.

Interested parties to make their own conclusions.

### PLANNING - CHANGE OF USE

Reference DM/2021/01745

Alternative Reference PP-10317355

Application Received Sat 23 Oct 2021

Application Validated Tue 15 Mar 2022

Address Veterinary Surgery 14 Lower Church Street Chepstow

Monmouthshire NP16 5HJ

Proposal Change of use of ground floor from Veterinary Surgery to residential Class C3. No works to the fabric of the listed building.

Status Decided

Decision Approve

Decision Issued Date Wed 08 Mar 2023

Appeal Status Unknown

Appeal Decision Not Available



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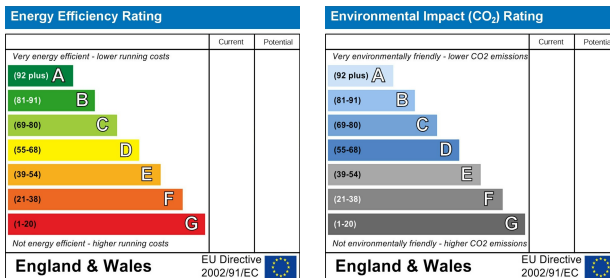
Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Floor plan



## EPC Chart



## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.