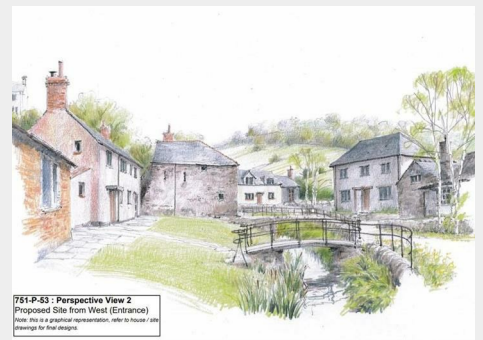


# Brockweir Mill Brockweir, Near Tintern ( Chepstow ), Sold Prior £210,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD PRIOR TO AUCTION
- FREEHOLD DEVELOPMENT SITE
- RESI SCHEME | 5 HOUSES
- 1 ACRE PLOT | VILLAGE LOCATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold 1 ACRE DEVELOPMENT SITE with PLANNING GRANTED to erect a scheme of 5 X HOUSES in this stunning VILLAGE LOCATION at Brockweir Mill.

# Brockweir Mill Brockweir, Near Tintern ( Chepstow ), Gloucestershire, NP16 7NG

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD PRIOR TO AUCTION \*\*\*

GUIDE PRICE £200,000 +++  
SOLD @£210,000

ADDRESS | Brockweir Mill, Brockweir, Near Tintern ( Chepstow ), NP16 7NG

Lot Number 69

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 LAND

ADDRESS | Brockweir Mill, Brockweir, Near Tintern ( Chepstow ), NP16 7NG

A Freehold parcel of land ( circa 1 Acre ) with an existing Mill Building and stream with stunning rural vistas of this iconic Valley just moments from the River Wye and Tintern Abbey.  
Sold with vacant possession

Services - We understand the National Grid are in the process of installing a new increased power supply / transformer to the village which will enable power supply to be available on the site - quote to be included in the legal pack.

We also understand from our client that there is no Section 106 requirement connected with this land or the development when completed, and no CIL payment associated with this land or the development is due when completed.

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

### THE OPPORTUNITY

DEVELOPMENT SITE - PLANNING GRANTED 5 HOUSES

The plot has been granted planning to erect a scheme of five houses with an additional 12 parking spaces in this highly sought after village.  
New build homes in this location are extremely rare and we would suggest the resale values are in the region of £550,000 - £625,000.  
The scheme is set around the restoration of the Brockweir Mill and stream running through the development which combined with the stunning rural views of the Valley will only increase the demand for the completed units.  
GDV - £2.75m - £3.125m

### LOWER DENSITY SCHEME

Given the quality of the position and outlook interested parties may consider a smaller scheme of 2 or even 1 large property on the site  
Subject to consents.

## Floor plan



## EPC Chart

9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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morgan**

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## 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.