



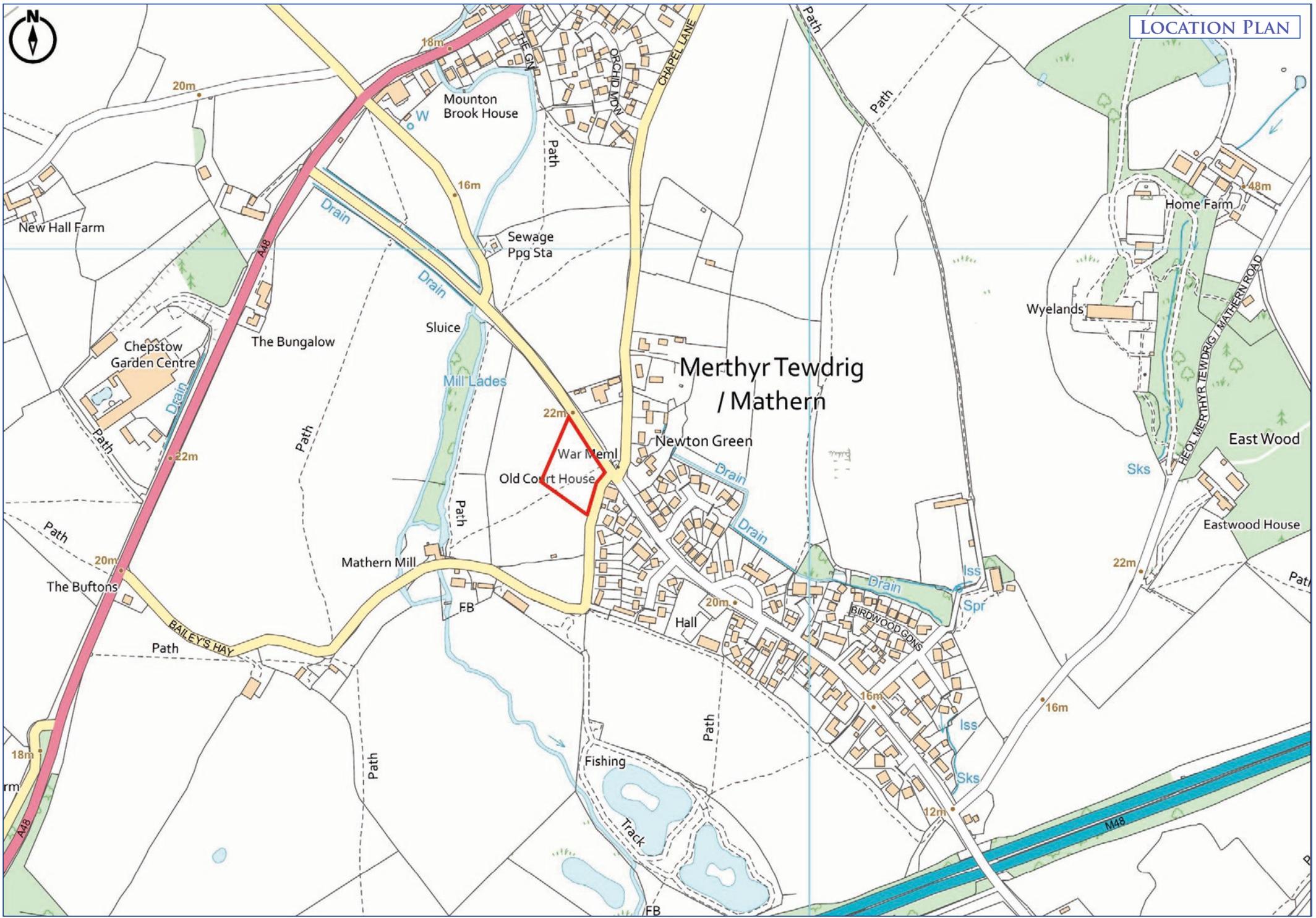
# LAND AT BAILEY'S HAY

MATHERN ROAD | MATHERN | CHEPSTOW | MONMOUTHSHIRE





LOCATION PLAN



New Hall Farm

Mounon Brook House

Sewage Ppg Sta

Chepstow Garden Centre

The Bungalow

Sluice

Mill Lades

Merthyr Tewdrig / Mathern

War Meml

Newton Green

Old Court House

Home Farm

Wyelands

East Wood

Eastwood House

The Buftons

Mather Mill

Hall

BIRDWOOD Gdns

Fishing Track

22m

16m

12m

18m

20m

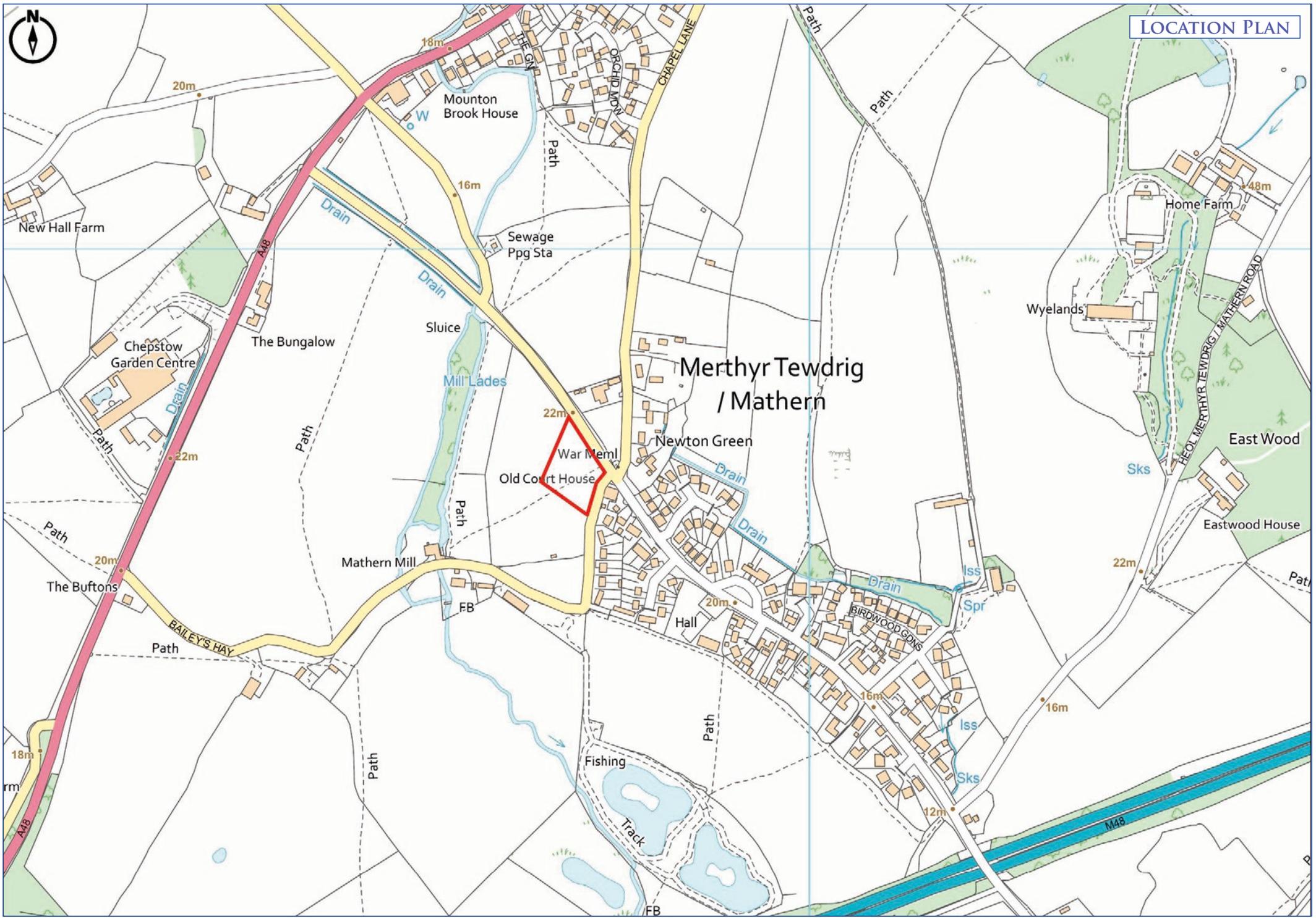
16m

22m

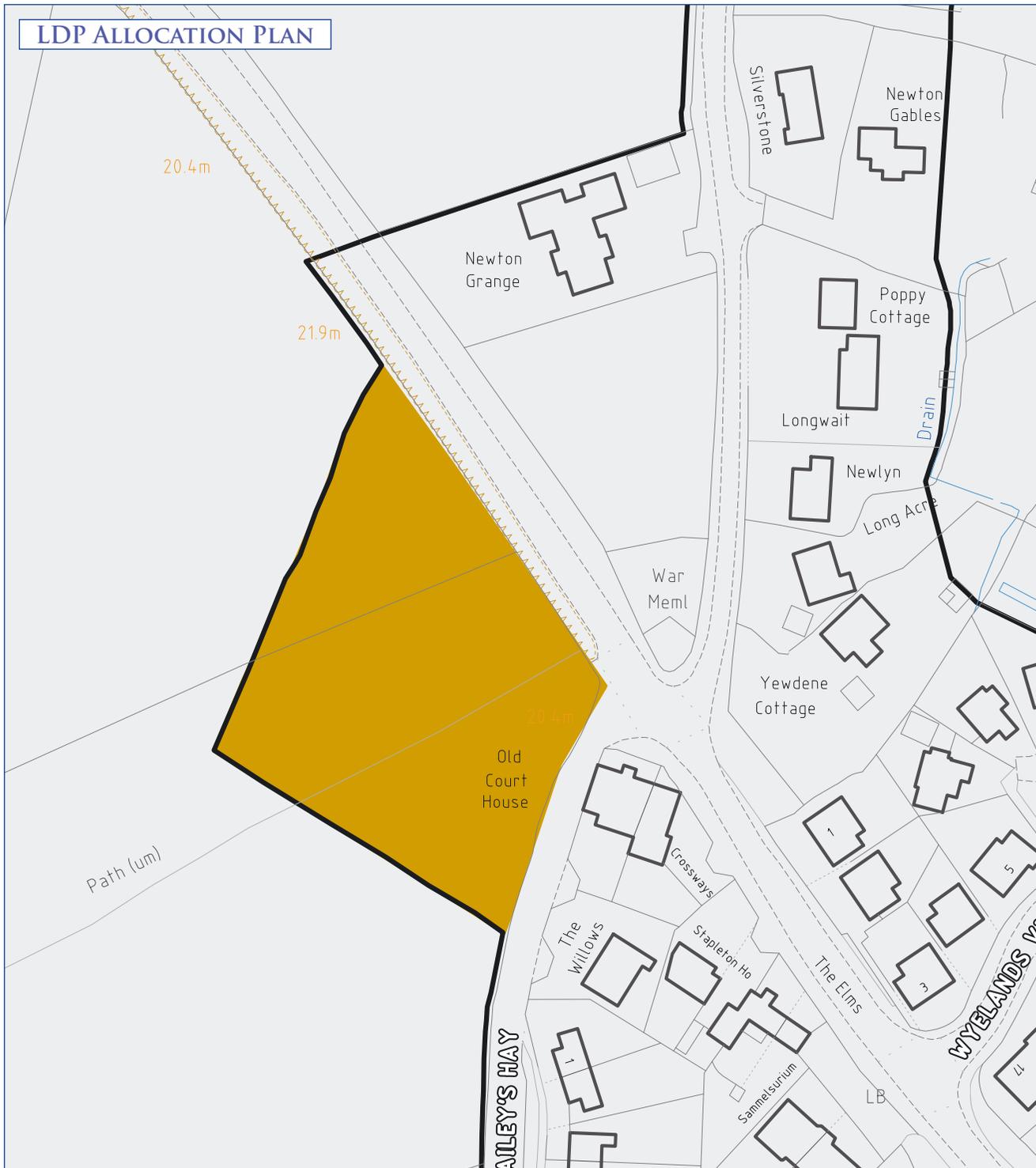
20m

18m

48m



## LDP ALLOCATION PLAN



## LAND AT BAILEY'S HAY

MATHERN ROAD | MATHERN | CHEPSTOW  
MONMOUTHSHIRE | NP16 6JP

THE LAND AT BAILEY'S HAY IS SITUATED ADJACENT TO THE VILLAGE OF MATHERN, FRONTING ONTO THE MATHERN ROAD, AND OFFERS A PRIME VILLAGE RESIDENTIAL DEVELOPMENT OPPORTUNITY. THE SITE IS ALLOCATED IN THE LOCAL DEVELOPMENT PLAN (LDP) FOR UP TO 15 DWELLINGS (60% AFFORDABLE HOUSING PROVISION).

*Mathern is a premium Monmouthshire village hamlet, being located a short distance south-west of the gateway town of Chepstow. The site is situated on the west side of Mathern, with direct access and frontage to the Mathern Road, that connects directly to the A48. Bailey's Hay Lane flanks the east side of the site.*

*The allocated site area forms part of a wider field parcel. The freehold of the allocated site (exact freehold area to be agreed) is available For Sale with unconditional offers sought.*

- Superb location on edge of the premium village of Mathern •
- Frontage onto the Mathern Road & very accessible to Chepstow / A48 •
- Currently Allocated Residential Site for 15 dwellings (60% affordable) in Local Development Plan •
- Mathern enjoys a good range of local facilities & amenities •
- Allocated Site area offered – approximately 0.50 hectares (1.24 acres) – exact freehold area to be confirmed •
- Offered For Sale only on a unconditional basis •

Chepstow 1.5 miles • M48 (J.2) 2.4 miles • Newport / M4 (J.24) 11 miles  
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.

## SITE INFORMATION

**Planning Status / Development Opportunity:** The land is located within the planning jurisdiction of Monmouthshire County Council. The site is currently allocated in the Local Development Plan (LDP), adopted in February 2014, for up to 15 dwellings (60% affordable housing provision) under Policy SAH11 (xi). The site allocation is not proposed for rollover or allocation under the Replacement Local Development Plan (RLDP) which is currently at Examination. If planning consent is not secured for the current allocation prior to any adoption of the RLDP then the site may meet policy requirements as a Affordable Housing Exceptions Site (Policy H9). All parties are advised to make and rely upon their own planning enquiries.

The freehold site area agreed is to contain all ancillary mandatory development elements such as biodiversity, green infrastructure and SuD's provision. There are no rights for such elements that will be permitted upon the vendors retained land.

**Services:** All interested parties should satisfy themselves to the availability, capacity and connection costs for all services & utilities to the site and should make, and rely upon, their own enquiries.

**Wayleaves & Easements & Rights of Way:** All interested parties should satisfy themselves in respect of any existing wayleaves, easements & rights of way and make and rely upon their own enquiries. An easement for a Dwr Cymru Welsh Water pipeline crosses part of the allocated area.

**Development Area & Retained Rights:** Only the allocated development area (exact freehold area to be agreed) is available for sale. The Vendor will require a reservation of a full right of access to their retained land, and the appropriate easement rights for all mains services / utility connections to their retained land.

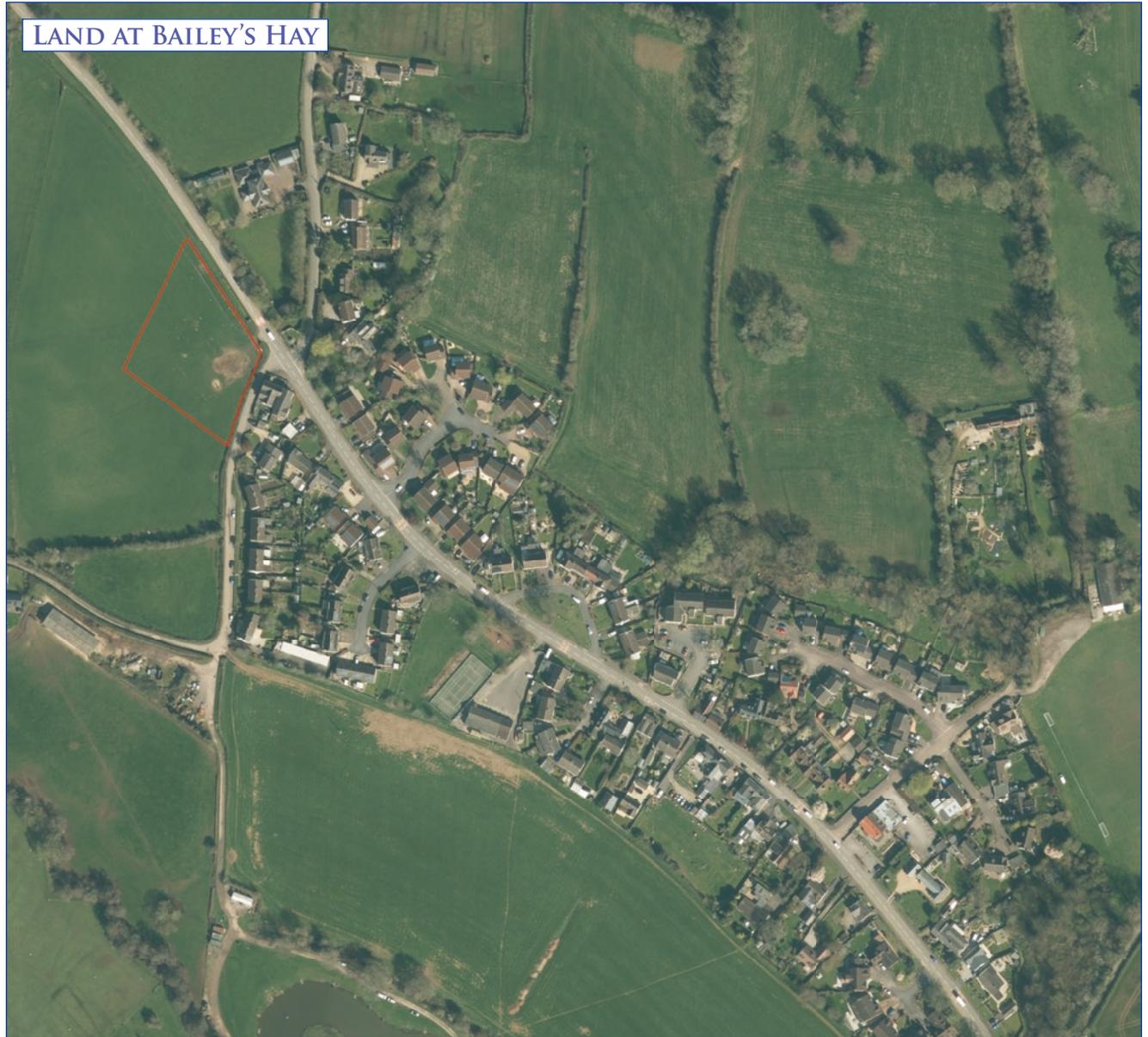
**VAT:** The VAT position is to be confirmed.

**Expressions of Interest:** Interested parties should formally express any interest in the site by emailing confirmation to [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk) to ensure that they can be provided with any updates that arise throughout the marketing period.

**Viewings:** At any time during daylight hours with a copy of the brochure, access is available from the existing vehicular & public right of way access upon Mathern Road. All applicants are to exercise due care and attention when conducting a site walk over. No vehicles are to be taken onto the land.

**Agent Contact:** For further information please contact David Powell BSc (Hons) MSc MRICS FAAV on 01600 714140 or email [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)

## LAND AT BAILEY'S HAY



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