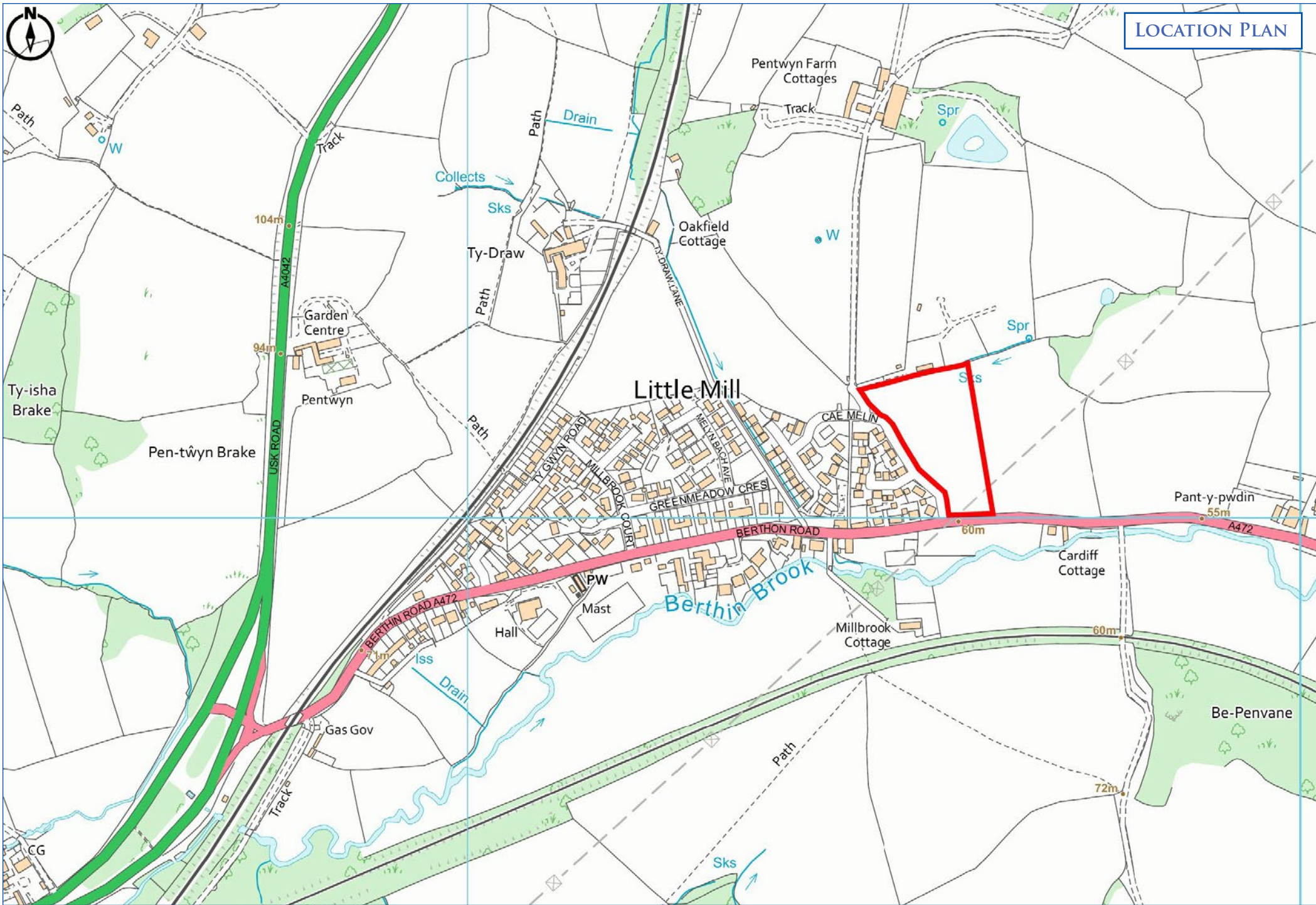




LAND EAST OF CAE MELIN

LITTLE MILL | PONTYPOOL | MONMOUTHSHIRE







LAND EAST OF CAE MELIN

LITTLE MILL | PONTYPOOL | MONMOUTHSHIRE | NP4 0HX

THE LAND AT LITTLE MILL IS SITUATED ADJACENT TO CAE MELIN AND OFFERS A PRIME VILLAGE RESIDENTIAL DEVELOPMENT OPPORTUNITY. THE SITE IS DRAFT ALLOCATED IN THE REPLACEMENT LOCAL DEVELOPMENT PLAN (RLDP) FOR 20 DWELLINGS (50% AFFORDABLE).

The land at Little Mill is located between the settlements of Pontypool & Usk and has frontage directly onto the A472, which connects the two towns, via the A4042. The land is situated adjacent to the east of the village and is currently accessed via Cae Melin. The site forms a natural extension to the village and with the A4042 providing a direct connection to Newport / M4 (J.25).

The freehold of the allocated site is available For Sale. Powells are instructed to invite offers for the site from developers on a conditional 'Subject to Planning' basis with the successful developer pursuing residential planning consent upon the site prior to completion.

- Superb location at the very accessible village of Little Mill in Monmouthshire •
- Frontage onto the A472 which connects to the M4 South Wales corridor via the A4042 •
- Draft Allocated for 20 dwellings (50% affordable) •
- Prime village development opportunity for residential development •
- Site area – approximately 1.74 hectares (4.30 acres) – subject to final agreed terms •
- Offered for Sale on a Conditional 'Subject to Planning' Contract •

Pontypool 3.0 miles • Usk 4 miles

Cwmbran 7 miles • Newport / M4 (J.25) 10.5 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 Draft Allocated in the Deposit Replacement Local Development Plan (RDLP) for 20 dwellings (10 open market homes & 10 affordable dwellings) under Policy HA15.

The site area marketed permits for a high-quality development to be designed and developed out which also includes the exact freehold area being agreed with the successful developer if it is considered there is potential for securing an increased number of dwellings than the proposed allocation to be developed out. The site area marketed / agreed will be intended that all ancillary development elements such as biodiversity, landscape, green open space obligations and SuD's drainage provisions are all contained within the development site area. Access provision to the Vendor's retained land is also to be incorporated.

Services: All interested parties should satisfy themselves to the availability, capacity and connection costs for all services & utilities to the site and 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.

Development Area & Retained Rights: The freehold development area of the site under Land Registry Title WA861479 is to be agreed with the successful developer. The Vendor will require a reservation of a full right of access to their retained land to the east, and the appropriate easement rights for all mains services / utility connections to their retained land.





INVITATION OF OFFERS – SUBJECT TO PLANNING

The Land at Little Mill is available For Sale by Informal Tender with conditional offers, subject to planning consent only, invited for the site.

Please review the *Marketing Information Letter* that accompanies this Brochure for full details of the tender process; proposal information requested and tender deadline date.

The proposed Conditional 'Subject to Planning' Contract will be for a Contract Period of 24 months with a 6-month Extension Period if awaiting determination of a planning application/appeal.

A non-refundable, yet deductible, from the agreed Sale Price, Deposit of £25,000, and contributions will be required to be paid upon the exchange of conditional subject to planning contract.

A fixed contribution will be required to be payable on exchange of contracts towards the vendors professional & legal fees of £5,000 plus VAT each (total of £10,000 plus VAT), which is non-refundable (yet deductible from the agreed Sale Price). An undertaking will be sought for this once Heads of Terms are agreed.

All offers submitted will be Subject to Contract. The selected developer will be required to enter into the Conditional Subject to Planning Sale Contract within six weeks of Solicitors being instructed.

In preparing an offer for the acquisition of the freehold site, subject to a successful planning consent, all parties are to include the information stated on the *Marketing Information Letter and Tender Form*.

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 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 access via Cae Melin. All applicants are to exercise due care and attention when conducting a site walk over.

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



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IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared October 2025