



9th October 2025

Singleton Court Business Park
Wonastow Road
Monmouth
NP25 5JA

T 01600 714140

E enquiries@powellsrural.co.uk

W www.powellsrural.co.uk

SUBJECT TO CONTRACT

Dear Sir/Madam,

LAND EAST OF CAE MELIN, LITTLE MILL, PONTYPOOL, NP4 0HX
MARKETING INFORMATION LETTER

Please find enclosed the Marketing Brochure for the above development site, which is offered For Sale by Informal Tender on a Conditional 'Subject to Planning' basis.

Offers are invited by Informal Tender for the freehold acquisition of the site conditional upon the purchaser obtaining planning consent for residential development.

Please note the tender deadline of **Midday Tuesday 25th November 2025**.

All interested parties should formally register their interest, by emailing contact details to enquiries@powellsrural.co.uk with the subject heading "**Expression of Interest – Land East of Cae Melin, Little Mill Development Site**" to be kept updated of any updates to the marketing process that may arise.

All applicants will be required to complete the **Informal Tender Form**, accompanying this Marketing Information Letter, as part of their formal offer submission.

Please ensure that all Tender Forms submitted comply with the following;

1. Full contact details of the legal purchaser, including company name & company registration details;
2. Full contact details of the proposed solicitor that would be used, on acceptance of any offer;
3. Offers should be made in pounds sterling, given in figures and words and be a fixed amount. Ideally offers should be expressed as an uneven figure (to avoid two offers at the same sum being made);
4. Offers are not to relate to other bids, such as a "set percentage more than the highest bid received" or on any other such escalating bid basis;
5. All Offers are to be net of VAT which is not intended to be chargeable upon the Sale Price;

6. Offers are to be conditional upon receipt of planning consent only and not conditional on any other factors;
7. All bidders are expected to have taken account of all technical matters having concluded their due diligence in preparation of their offer. No further adjustment to offers for abnormal costs will be permitted after acceptance of an offer;
8. All offers submitted will be deemed to be in agreement with the proposed Subject to Planning Contract terms set out within the Marketing Brochure;
9. Confirmation will be sought with the successful party of the ability to exchange contracts within an eight-week period of any offer being accepted. Completion will be conditional upon the Purchaser obtaining planning consent within the Contract Period and with Completion being eight weeks after the date of planning consent being granted;
10. Offers shall be received by **Midday Tuesday 25th November 2025**. All offers are submitted on a "Subject to Contract" basis until Exchange of Contracts. The vendors reserve the right not to accept the highest, or any of the offers submitted.
11. Please ensure that all tenders are either submitted in a sealed envelope marked **"Private & Confidential – Land East of Cae Melin, Little Mill Development Site"** or submitted electronically via email to the confidential email address of sally.richardson@powellsrural.co.uk with all Tenders being kept confidential until after the Tender deadline.

To discuss any aspect of this development site sale, please do not hesitate to contact David Powell BSc (Hons) MSc MRICS FAAV on 01600 714140.

Yours faithfully,

For and on behalf of Powells

Chartered Surveyors | Land & Estate Agents | Property Consultants | Land Promotion

enquiries@powellsrural.co.uk

www.powellsrural.co.uk