



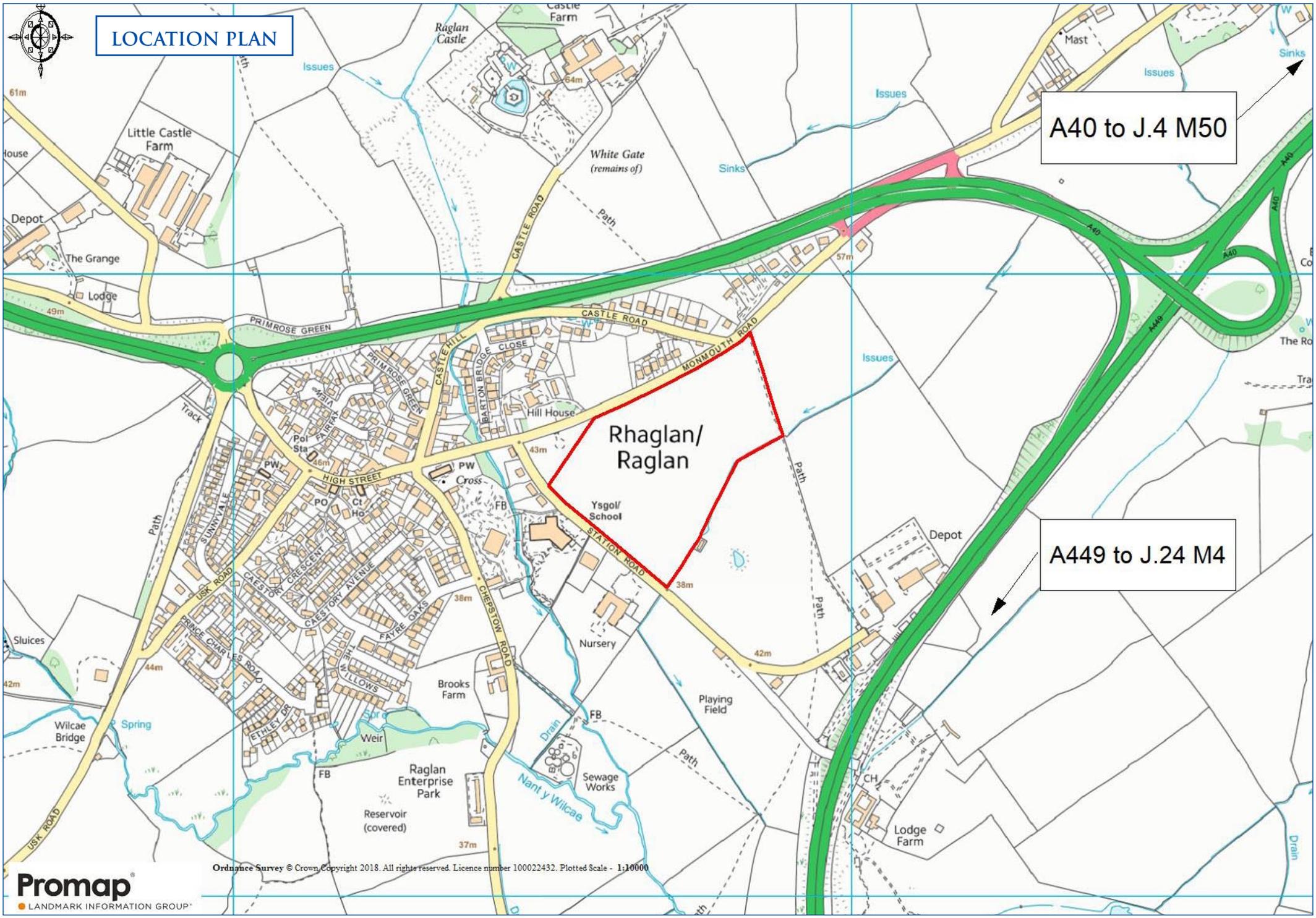
RAGLAN DEVELOPMENT SITE

MONMOUTH ROAD | RAGLAN | USK | MONMOUTHSHIRE





LOCATION PLAN



A40 to J.4 M50

Raglan/
Raglan

A449 to J.24 M4

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RAGLAN DEVELOPMENT SITE

MONMOUTH ROAD | RAGLAN | USK | MONMOUTHSHIRE | NP15 2HG

RAGLAN DEVELOPMENT SITE OFFERS A PREMIUM RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH OUTLINE PLANNING PERMISSION (SUBJECT TO WELSH GOVERNMENT APPROVAL) FOR UP TO 111 DWELLINGS, WITH NEW ACCESS FROM MONMOUTH ROAD, AND PEDESTRIAN ACCESS LINKS TO RAGLAN VILLAGE VIA STATION ROAD

The development site forms a natural extension to the edge of the existing settlement of Raglan, which is a vibrant village in Central Monmouthshire, and well located on the A40/A449 road network. The proposed development layout provides for a high-quality well-designed scheme with attractive areas of green open space and community orchard. There is a proposed mix of 1, 2, 3 & 4 bedroom dwellings, with up to 39 affordable dwellings (35% affordable housing) providing an excellent opportunity for developers to deliver a leading flagship scheme.

- Superb location on edge of vibrant Monmouthshire Village
- Excellent accessibility to the A40/AA49 connecting directly to M50/M5 (J.4 North) & M4 (J. 24 South)
- Prime Development Opportunity for high quality residential scheme
- Outline planning consent (subject to final Welsh Government approval) for up to 111 total dwellings plus new access from Monmouth Road
- Excellent range of local facilities & amenities, including Primary School & shops, well connected to the Site
 - 35% Affordable Housing provision
- Section 106 Contributions agreed in Unilateral Undertaking Planning Obligation
 - Site Area – approximately 7.71 hectares (19.05 acres)

Monmouth 7.5 miles • Abergavenny 10 miles • Ross-on-Wye/M50 18.5 miles
Newport/M4 (J.24) 18.5 miles • Cardiff 30 miles • Bristol 38 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.

DEVELOPMENT MASTERPLAN



-  Site Boundary (approx. 7.71ha)
-  Proposed Dwellings / Garages
-  Road / Pavements
-  Shared Surface
-  Private Drives
-  Parking
-  Communal Parking to Serve Community Orchard
-  Pumping Station
-  Area of Children's Play
-  Surface Water Attenuation Features
-  Proposed Pedestrian / Cycle Path Network within Green Space
-  Proposed Community Orchard
-  Proposed Tree Planting / Landscaping
-  Existing Trees and Hedgerows to be Retained



Project Name: Land South of Monmouth Road, Raglan
 Drawing Title: Illustrative Masterplan

Job no. BMUD - 405564	Dwg no. 20	Rev. A
Date: 26 FEB 2018	Scale: 1:2,000@A3	Drawn by: B.G.
		Checked by: A.K.P.

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SITE LAYOUT PLAN



LOCATION

Raglan is a vibrant village settlement located in central Monmouthshire, with a population of approximately 1,900, and benefiting from a very accessible location to principle South Wales, Midlands and South-West road networks. The village is situated adjacent to the A40 and A449. The A40 provides a direct connection to the M50/M5 and A465, with the A449 connecting directly to J.24 of the M4.

The development site is well situated on the eastern edge of the village and integrates well with the existing village. A new proposed pedestrian access link from the site, via Station Road, leads to the recently constructed state of the art Primary School, and to other village facilities and amenities including Puddleduck's Children's Nursery, Village Shop, Post Office, Award winning Butchers, The Ship Public House and the prestigious Beaufort Coaching Inn & Brasserie which is renowned for its speciality menu.

Raglan has a strong community with numerous local groups and societies for all demographics. There are good recreation facilities for children with community sport pitches and pavilion, Multi Use Games Area (MUGA) and recreation ground at Prince Charles Road. A new Village Hall/Community Hub, supported by S.106 funding from this development, is also proposed.

A regular bus service runs via Raglan to the local towns of Monmouth & Abergavenny where there is a comprehensive range of shopping and recreational facilities. Secondary education is also provided at Monmouth which benefits from both private and state schooling. A new Comprehensive School opened in 2018, with Monmouth also leading the way with Private Schooling provided by the Haberdashers School for Boys & Girls which cater for both Primary and Secondary education and with a strong reputation for excellence.

RAGLAN DEVELOPMENT SITE

The development site forms a natural extension to the edge of the existing village settlement, with the approved site layout featuring a high-quality extensive scheme design that strongly compliments the existing settlement. The site comprises of an open and gently undulating site which benefits from views over open countryside to the south.

New vehicle access will serve the site from Monmouth Road, with an emergency site access and pedestrian/cycle crossing proposed at Station Road.

PLANNING

The site Promoter, Richborough Estates, submitted an outline Planning Application for the Site. Planning Application Reference DM/2018/01050. The planning application is for 'Residential Development of up to 111 dwellings, new vehicular access from Monmouth Road and emergency vehicle access to Station Road, public open space and associated landscaping, engineering and infrastructure works'. The planning application provides for the provision of affordable housing at 35%. Planning Permission was approved by Monmouthshire County Council at Planning Committee on 6th November 2018, and subsequently at a Special Planning Committee on 6th March 2019.

Monmouthshire County Council was required to refer the application to Welsh Government as the scheme met the criteria for 'Notification Development', being an unallocated site, exceeding 6 hectares. The Welsh Government have provided an intervention letter confirming that the Planning Application will be subject to a 'Call In' for an independent Planning Inspector to assess the application and make a recommendation upon this. The planning Hearing for the Inspector to address elements of the Planning Application is set for the 5th June 2019. The Welsh Government will provide their determination of the Planning Application following receipt of the Planning Inspectors decision.

A detailed Marketing Technical Information Pack has been produced by Richborough Estates which accompanies this Brochure. The Marketing Technical Information Pack provides full details of all planning documentation and correspondence in respect of the Statement of Case for the forthcoming Planning Inspector Hearing. The completed Section 106 Planning Obligation Document, with S.106 Contributions, is contained with the Marketing Technical Information Pack available via Powells or Richborough Estates.

KEY INFORMATION

Services: Detailed service enquiries are included in the Marketing Technical Information Pack. All interested parties should satisfy themselves to the costs of connection for mains services and utilities to the site and rely upon their own enquiries.

Site Investigations: Detailed Site investigation Surveys have been undertaken and are included within the Sale & Technical Pack.

Sale Method: Raglan Development Site is available For Sale by Informal Tender. Please review the Tender Information Letter that accompanies this Brochure for full details of the Tender Process & Tender deadline. The Tender Deadline will be 12pm 27th June 2019.

Sale Terms: Tenders are invited on a full unconditional basis, subject to a positive determination by Welsh Government, and are invited net of all S.106 Contributions and other abnormal development costs. Tenders must be submitted in accordance with the requirements of the Tender Information Letter that accompanies this Brochure.

All bidders should take account of all technical and planning information available in preparation of their offer and please supply full details of abnormal development costs on a itemised basis.

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 May 2019.

Purchaser's Contribution to Costs: The Buyer is responsible for both the Seller and Promoter's reasonable legal costs. Upon agreement of Heads of Terms, the successful bidder will be expected to provide an unconditional legal undertaking for £30,000 in respect of a contribution towards the Seller's legal costs.

Marketing Technical Information Pack: A detailed sale pack has been prepared by Richborough Estates. For further information please contact the Selling Agents or Richborough Estates.

Local Planning Authority: Monmouthshire County Council. Telephone: 01633 644 644.

VAT: VAT will be chargeable on the Purchase Price.

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. Access to a data room with legal, planning and technical information will be provided on request after an expression of interest is received.

Directions: From the A40/A449 Raglan junction enter Raglan Village along Monmouth Road whereby the development site can be found on the left-hand side prior to reaching the junction with Station Road on the left-hand side.

Viewings: Access on foot to the development site for viewings is via a field gate on Station Road or alternatively via the public footpath to the north-east corner of the site from Monmouth Road. A free public car park is situated within Raglan village accessed off Chepstow Road adjacent to the new school. A pedestrian walkway past the new school leads on to Station Road should interested parties wish to park in the public car park and walk to Station Road to view the site.

Site Promoter: The outline planning consent secured upon the development site by national Promoter, Richborough Estates. www.richboroughestates.co.uk



James Bradshaw – 0121 633 4929 | james@richboroughestates.co.uk

Nick Banks – 0121 633 4929 | nick@richboroughestates.co.uk

Further Information: For further information please contact Stuart Leaver BSc (Hons) MSc MRICS FAAV at Powells on 01600 714140 or email enquiries@powellsrural.co.uk

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