



Allocated Residential Development Land

Penallt, Monmouth

Monmouthshire

An allocated residential development site for around 10 dwellings
(60% affordable housing provision) on the edge of the
premium Monmouthshire village of Penallt

Proposals for the Freehold sale of the site subject to receiving detailed
planning consent are invited via Informal Tender



Land adjacent to Penallt Village

Monmouth, Monmouthshire, NP25 4AH (adjacent postcode)

Powells Chartered Surveyors are instructed on behalf of the site owner to offer to the market the freehold interest of this exciting and valuable residential development opportunity. Proposals via Informal Tender are invited for the sale of this site with the preference being to sell the site subject to a detailed planning consent being obtained.

Developers are therefore asked to bid on the basis that sale contracts can be exchanged with the successful party, with completion of the site subject to the developer obtaining a detailed planning consent.

This development site offers excellent potential for a developer to tailor the final design of the scheme, to their own development configuration. Initial information to assist developers with their proposal and the Tender terms are set out herein.

Location & Situation

Penallt is one of rural Monmouthshire's premium villages, located just over 4 miles to the south of Monmouth, within the stunning Wye Valley. The village is situated a short distance from the B4233 Monmouth to Chepstow road. The development site is adjacent to the main lane that leads into the village. Further details of Penallt can be found on the village website: www.penallt.org.uk

Description

The development site comprises of a compact parcel of agricultural land, situated adjacent to the edge of the village. The site has recently been allocated in the new Local Development Plan (LDP) for around ten dwellings (60% affordable provision). The site extends in total to approximately 0.40 Hectare (0.98 Acre). The site plan showing the extent of the freehold area offered for sale is shown on the front of these particulars, for identification purposes only.

Planning Information

This site is allocated for residential development within the Monmouthshire Local Development Plan (adopted 27th February 2014). This site is referenced within the Local Development Plan as Site SAH11 (xii).

The site is allocated for around 10 dwellings with 60% affordable housing provision. This is the standard affordable housing policy within the LDP for any main village development.

Local Planning Authority

Monmouthshire County Council.
Telephone: 01633 644 880.

Services

All mains services are located adjacent to the site, or available nearby. Interested Parties are to make and reply on their own enquiries in relation to the availability and cost of connecting services.

Wayleaves, Easements & Rights of Way

The land is sold subject to all existing wayleaves, easements and both public and private rights of way, whether they are specifically referred to in these particulars or not.

Sale Method

The development site is offered for sale by Informal Tender. Proposals and Offers are invited from developers for the freehold acquisition of the allocated development site, with completion conditional on obtaining a detailed planning consent. Developers are invited to bid on this basis, or other basis clearly set out in any proposal.

A non-refundable deposit will be payable of £25,000 on exchange of contracts with completion conditional on the developer obtaining detailed planning consent.

Proposals for the purchase of the site with phased payments will be considered, as long as clear and sufficient detail has supplied with each proposal. A detailed Tender Information Letter has been prepared setting out the required details to be submitted with each proposal & offer.

The deadline for the submission of Tenders will be midday on Thursday 2nd October 2014.

Viewings

Interested developers are welcome to undertake site visits during daylight hours with a copy of these particulars.

Subject to Contract

All Tender submissions received are accepted on a 'Subject to Contract basis, and do not form part of any contract until Detailed & Agreed Heads of Terms have been agreed with the successful party. All Tender submissions made should be sealed, confidential and clearly marked "Tender for Land at Penallt".



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