



Land at Undy Adjacent to B4245 Caldicot, Monmouthshire

A unique parcel of amenity land situated adjacent to the B4245,
within the settlement of Undy

- Compact parcel of land between B4245 & Railway Line • Roadside frontage with access gate •
- Potential for wide range of amenity uses (subject to any consents required) •
- Approximately 0.43 Acres (0.172 Hectares) •



Land at Undy

Adjacent to B4245, Undy, Caldicot, Monmouthshire (adjacent postcode NP26 3EH)



The Land is situated adjacent to the south of the B4245, between the main road and the mainline railway, within the settlement of Undy. The Land benefits from road frontage and has its independent access from the highway, offering potential for a wide range of amenity uses. There may be potential future development value (subject to achieving all necessary planning consents).

The Land forms a compact, mainly level parcel of land which is currently overgrown with vegetation. The extent of the freehold title is believed to be as shown on the Sale Plan (for identification purposes only) on the front of these particulars. This is anticipated to extend to approximately 0.43 acres (0.172 hectares).

Services

There are no services directly connect at present to the land.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of any existing wayleaves, easements, and any private or public rights of way, which may exist, whether they are specifically referred to in these particulars or not.

Planning & Development

The Land does not currently benefit from any planning consent for any alternative uses. The Land may offer some longer term potential for commercial or possible residential uses; however it is for any interested parties to make their own planning enquiries to the Local Planning Authority (Monmouthshire County Council). The Land is sold with the benefit of a development clawback which will be included within the sale contract and permits for 25% of any uplift in value provided by any planning consent granted for residential use to be paid to the vendors, or their successors in title, for a period of 21 years from the date of sale.

Sale Method

The land is available for sale by Informal Tender. A Tender Form is available from the Selling Agents office or website. The Tender Deadline is Midday on Wednesday 24th May 2017.

Directions

Within the settlement of Undy located upon the B4245 between Magor and Caldicot the Land can be identified adjacent to the south of the B4245 as per the above location plan. A For Sale Board has been erected. All parties viewing the Land are advised to exercise due care and attention if parking alongside the B4245 to view the Land. Due to the Land being overgrown, all parties viewing the Land, do so at their own risk.



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Important Notice

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