



Allocated Residential Development Land

Llanellen, Abergavenny
Monmouthshire

An allocated residential development site for around 15 dwellings (60% affordable housing provision) on the edge of the premium Monmouthshire Village of Llanellen



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

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Land adjacent to Llanellen Village

Abergavenny, Monmouthshire, NP7 9HG (adjacent postcode)

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

Developers are therefore asked to bid on the basis that sale contracts can be exchanged to the successful party, with completion of the site subject to the developer obtaining a detailed planning consent. This is also to incorporate the site owner's requirements in relation to an access road to their retained land.

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

Location & Situation

Llanellen is one of Monmouthshire's premium villages located within the Usk Valley, a short distance from the well-respected Welsh border town of Abergavenny, on the edge of the Brecon Beacons National Park. The village is situated a short distance from the A4042 between Abergavenny and Pontypool. The development site is adjacent to the existing settlement and fronts the main road (B4269) leading from Llanellen village to the edge of Abergavenny settlement of Llanfoist. Further details of Llanellen village and the surrounding area can be found on the Llanfoist Fawr Community Council Website: www.llanfoist-fawr-community-council.co.uk

Description

The development site comprises of a compact parcel of land, situated adjacent to the edge of the village and fronting onto the B4269. The site has been allocated in the recently adopted Local Development Plan (LDP) for up to 15 dwellings (60% affordable housing provision). The site extends in total to approximately 0.548 hectare. The site plan showing the extent of the freehold area as allocated and offered for sale is shown on the front of these particulars, for identification purposes only. The southern boundary is currently not defined on the ground.

Planning Information

This site is allocated for residential development within the Monmouthshire Local Development Plan (adopted 27th February 2014). This site is referred to in the Local Development Plan as site SAH11 (vii), being the allocated development site for Llanellen village. The site is allocated for up to 15 dwellings with 60% affordable housing provision. This is the standard affordable housing policy within the LDP for any 'Main Village' development allocation. Any proposals from the developer will be on the basis that the developer incorporates within the development proposal an access road to the Vendors retained land which conforms to all adoptable Highways criteria and approval. Further information on this is available from the Selling Agents.

Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared December 2015.

Local Planning Authority

Monmouthshire County Council. Tel: 01633 644644.

Services

All mains services are located adjacent to the site, or available nearby. Interested parties are to make and rely 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.

In the event that the access road into the development site, and to the Vendors retained land is not an adopted highway, a right of way will be retained by the Vendor to access their retained land. This will be at all times, and for all purposes, and allow for future development of their retained land. The vendors are also open to exploring with any interested party an Option Agreement for the promotion of their retained landholding. Further information is available on this from the Selling Agents.

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, in accordance with the details set out in these particulars, and with completion conditional on the developer obtaining the detailed planning consent. Developers are invited to bid on this basis.

A non-refundable deposit is requested to 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 details have been supplied with each proposal. A Tender Information Letter has been prepared setting out the required details to be submitted with each proposal and offer. Please ensure all Tender Proposals provide the information as set out within the Tender Information Letter.

The deadline for the submission of Tenders will be Midday Friday 29th January 2016.

Viewings

Strictly by appointment with the Selling Agents.

Subject to Contract

All tender submissions received are accepted on a "Subject to Contract" basis. Detailed Heads of Terms will be discussed and agreed with the successful party. All tender submissions made should be sealed, confidential and clearly marked on the front of the envelope "Tender for Land at Llanellen".



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