



For Sale

hrt
herbert r thomas

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**rawlins
& madley**

Residential Development Opportunity

Land on the northeast side of Crick
Road, Shirenewton, Chepstow

1.66 acres (0.67 hectares) gross

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Land on the Northeast Side of Crick Road, Shirenewton

Subject to Contract
Offers Invited for freehold interest

Location

For Sat Nav users: Postcode NP16 6AQ (for identification only)

What 3 Words: plots.encourage.caramel

The site is located on the eastern extent of Shirenewton and is bound by an unnamed road to the north, agricultural land to the east, residential properties fronting Clearview Court to the west, and residential dwellings to the south.

Shirenewton is a rural village with a local primary school, public house, church and community hall. The site is approximately 4 miles northeast from the nearby town of Chepstow, providing access to a wide retail offering, including Marks and Spencer's, WHS Smiths, Post office, Bank, and a number of restaurants and coffee shops.

Description

The gross site area extends to approximately 1.66 acres (0.67 hectares), with the land gently falling in a north easterly direction.

The site is greenfield in nature, bisected through the middle by a hard surface driveway, which provides access to properties situated on the southern boundary. The site is accessed from the north, off an unnamed road which leads directly onto Spout Hill Road, providing access to the B4235.

The outline planning permission granted is for the construction of 11 dwellings and associated works.

Planning

An outline planning permission for the construction of 11 dwellings and associated works, was approved on 12th February 2021. The planning application reference is DM/2018/02066. A reserved matters application has subsequently been submitted, which is yet to be determined, referenced DM/2024/00131. Full details are carried on Monmouthshire County Council's Planning Portal, and relevant planning information is included within the Information Pack.

The Section 106 Agreement outlines a requirement for 36% affordable housing provision (on-site), whereby the affordable dwellings are to be transferred to an RSL at 42% of the Acceptable Cost Guidance (ACG), together with a financial contribution for recreation and community facilities and a further monitoring fee. Prospective purchasers should ensure that they are fully familiar with the terms set out in the Section 106 Agreement.

Tenure

The Freehold interest of the site, title no CYM491141, is offered for sale, with Vacant Possession. Please note this will be a transfer in part, and the extent of the property for sale is in line with the redline used for the Outline Planning Permission.

Statutory Services

All interested parties must satisfy themselves upon the location, capacity and suitability of statutory services.

Drainage Strategy

The anticipated drainage strategy is shown on the attached plan (page 4). It will be noted that surface water discharges to a ditch on land to the north east of the subject site. All necessary rights will be granted in this respect.

Basis of Sale

In all probability the Vendor will set a closing date for submission of offers. All interested parties who have expressed interest, will be kept informed of the position.

Further Information

An Information Pack is being assembled, containing further information including a topographical survey, ground investigation, an underground services report and planning information. All prospective purchasers are encouraged to register their interest by requesting a copy of the Information Pack, which will be electronically available.

Anti-Money Laundering (AML) Regulations

The successful purchaser will be required to provide relevant information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

VAT

The vendor has not currently opted to charge VAT; however, reserves the right to elect to do so. This will be confirmed during the legal process.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing Arrangements

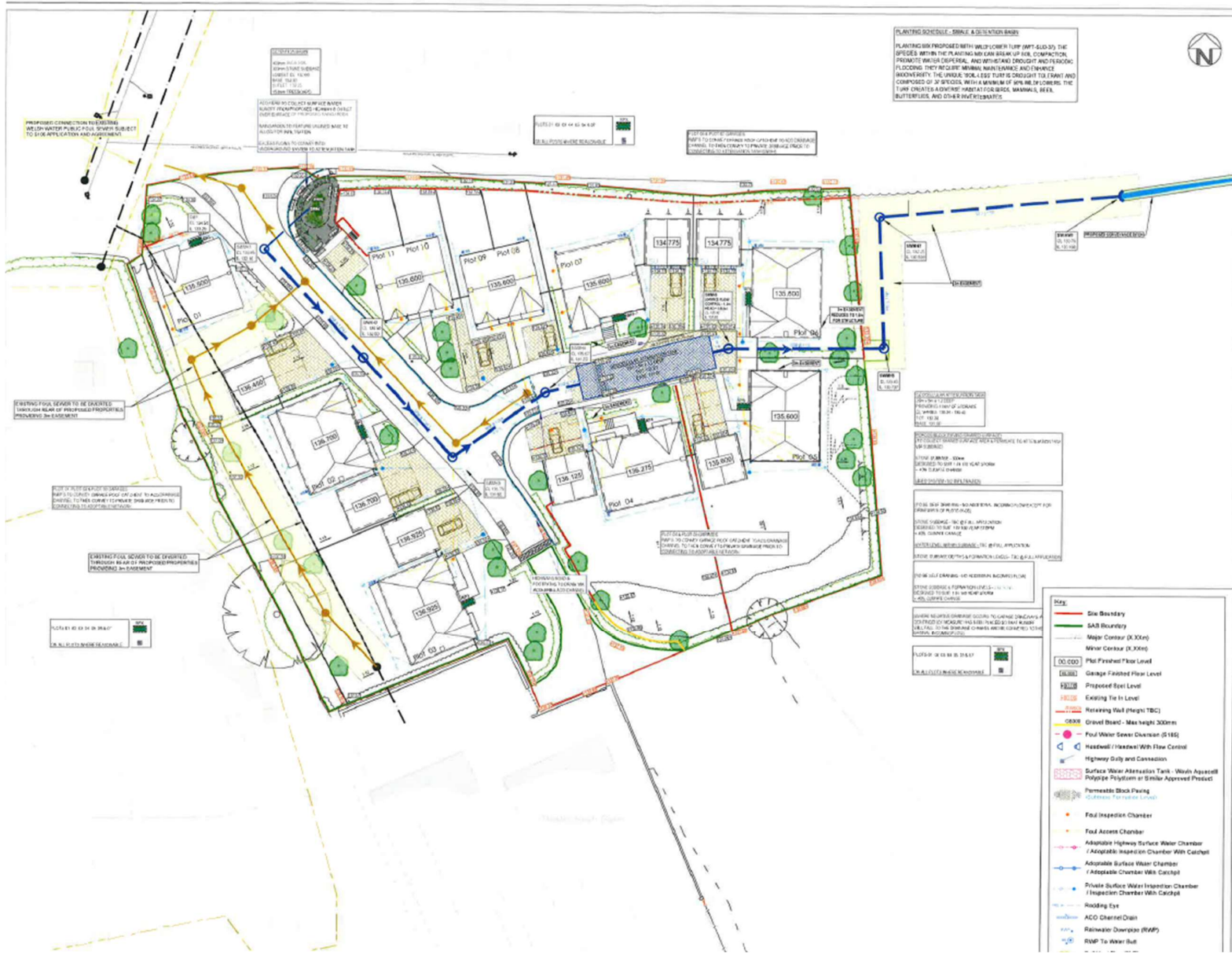
Strictly by appointment only through the sole selling agents.

Contact: Jeremy Rawlins / Edward Williams

Tel: 02922 671555

Email: jeremyrawlins@hrt.uk.com / edwardwilliams@hrt.uk.com





PLANTING SCHEDULE - SHADE & DISTURBANCE

PLANTING PROPOSED WITH WINDY CORNER FURNITURE SHOULD BE SPECIES WHICH CAN TOLERATE WIND, DROUGHT AND FROST. THEY SHOULD BE NATIVE, MAINTAINABLE AND DIVERSE. BROKENSHY THE LANDS 'WALK-LEST TURF IS DROUGHT TOLERANT AND COMPOSED OF SPECIES WITH A MINIMUM OF 5% BEING ONE OF THE TURF CREATES A DIVERSE HABITAT FOR BIRDS, MAMMALS, BEES, BUTTERFLIES, AND OTHER INVERTEBRATES.

DO NOT SCALE - This drawing was prepared using AutoCAD and is not to be scaled. All dimensions are in millimeters unless otherwise stated. The drawing is copyright and owned by Morgan.

DATE: 15/07/2024
PROJECT: RESIDENTIAL DEVELOPMENT CLEARVIEW COURT, SHIRENEWTON

GENERAL DRAINAGE NOTES

- All works shall be in accordance with the SWS 15.1.2.2. All drainage shall be installed in accordance with the SWS 15.1.2.2.2. All drainage shall be installed in accordance with the SWS 15.1.2.2.2. All drainage shall be installed in accordance with the SWS 15.1.2.2.2.
- Open a bedding and surround to all pipe and manholes in which type a bedding and in accordance with the SWS 15.1.2.2.2. All drainage shall be installed in accordance with the SWS 15.1.2.2.2. All drainage shall be installed in accordance with the SWS 15.1.2.2.2.
- All existing manholes shall be inspected and repaired or replaced as required. All manholes shall be inspected and repaired or replaced as required. All manholes shall be inspected and repaired or replaced as required.
- The gradients indicated against the drain lines are the minimum gradients to be used. All drainage shall be installed in accordance with the SWS 15.1.2.2.2. All drainage shall be installed in accordance with the SWS 15.1.2.2.2.
- All foul water shall be treated in accordance with the SWS 15.1.2.2.2. All drainage shall be installed in accordance with the SWS 15.1.2.2.2. All drainage shall be installed in accordance with the SWS 15.1.2.2.2.
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Legend

- Site Boundary
- SAB Boundary
- Major Carriageway (3.00m)
- Plot Finished Floor Level
- Garage Finished Floor Level
- Proposed Foot Level
- Existing To F Level
- Retaining Wall (Height TBC)
- Gravel Board - Max height 300mm
- Foul Water Sewer Diameter (S100)
- Headwall/Inlet with Flow Control
- Highway Gully and Connection
- Surface Water Attenuation Tank - Wash Approval Polypropylene or Similar Approved Product
- Permeable Block Paving
- Foul Inspection Chamber
- Foul Access Chamber
- Adaptable Highway Surface Water Chamber / Adaptable Inspection Chamber With Catchpit
- Adaptable Surface Water Chamber / Adaptable Chamber With Catchpit
- Private Surface Water Inspection Chamber / Inspection Chamber With Catchpit
- Racking Eye
- ACO Channel Drain
- Rainwater Downpipe (RWP)
- RWP To Water But

RESIDENTIAL DEVELOPMENT CLEARVIEW COURT, SHIRENEWTON

DRAINAGE STRATEGY SHEET 1

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SCALE: 1:100

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SCALE: 1:100

Morgan

110149 MCS-XX-DF

Plan – submitted as part of reserved matters (ref: DM/2024/00131)

Viewing strictly by appointment
through Herbert R Thomas

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These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

