

FOR SALE

TWO DEVELOPMENT OPPORTUNITIES

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**Fletcher
Morgan**

Land at Wonastow Road, Monmouth NP25 5UZ

Location

Monmouth is an affluent market town with a resident population of 10,000 in the Wye Valley on the Welsh border, 35 miles north east of Cardiff, 24 miles north east of Newport and 20 miles south of Hereford.

The subject sites are located approximately half a mile to the south west of Monmouth Town Centre with frontage access to Wonastow Road. The sites are located in a mixed residential and commercial area. To the east is Wonastow Road Industrial Estate where occupiers include **Travis Perkins, Mandarin Stone, Robert Price Builders Merchants and Tri Wall UK**. The Headquarters of **Siltbuster Limited** comprising some 20,000 sq ft on 10 acres are situated directly opposite.

Immediately to the north is Kingswood Gate which comprises approximately 370 homes developed by Taylor Wimpey and David Wilson. The A40 is located 1 mile to the east which provides access south to the M4 and north the M50 and in turn Junction 8 of the M5.

Description

The subject sites extend to circa 3.7 acres in total divided into two adjoining plots of relatively level land.

Plot 1 - 1.6 acres
Plot 2 - 2.1 acres

The above areas are approximate and subject to final measurement on site.

Planning

We are advised the subject sites benefit from an Employment Use as part of the wider allocation for mixed use development in the Adopted Monmouthshire Local Development Plan and subsequent Outline Planning Permission (ref [DC/2013/00368](#)) and Reserved Matters Application.

Any alternative non-employment use would need to meet the policy tests as set out in Adopted Policy E1.

Technical Information

Relevant technical information from the planning application submissions are available on request.

Tenure

We are advised the sites are Freehold.

Price

On application.

VAT

We are advised VAT will be payable on the purchase price.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

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