

# DEVELOPMENT LAND FOR SALE

## Monmouth

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PROPERTY CONSULTANTS



**SUITABLE FOR A  
VARIETY OF USES  
SUBJECT TO PLANNING**

**Portal Road  
Monmouth  
Monmouthshire  
NP25 5EZ**

1.288 acres (0.521 hectares)  
approx. excluding access road

- Prominent roadside location
- Excellent access to A40
- Adjacent recently developed Premier Inn Hotel





# Portal Road, Monmouth, Monmouthshire, NP25 5EZ

## Location

The site is situated near the southern boundary of Monmouth, approximately 420 metres south east of the town's central shopping area. The site is bound to the east by the A40 and the B4293 (Portal Road) to the south and west.

Monmouth is served by the A40 which provides direct access to Ross-on-Wye and the M50. Abergavenny lies approx. 15 miles to the west and Newport, is located approx. 24 miles to the south west.

Nearby occupiers in the vicinity include Premier Inn Monmouth and Enterprise Rent - A -Car.



## Description

The site is irregular in shape and benefits from a private common access road running along the northern boundary, which also serves the adjacent to Premier Inn Monmouth.

The land is mostly covered in shrubbery and young trees.

## Accommodation

Area	Acres	Hectares
Land	1.288	0.521

All measurements are approximate measurements. Area excludes access road.

## Services

We are advised that all main services are connected to the land and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Information Pack

Upon request, the following information will be available:

- Site plan
- Ecology Reports (2013-15). An up to date ecological appraisal will be commissioned in spring / early summer, dependent upon purchaser interest.
- Drone Photographs
- Geotechnical report (2006)
- Topographical report (2007)
- Official copies of Title

## Title

Freehold and shall include the access road until such time as it becomes adopted highway. Title No. is CYM324740.

## Guide Price

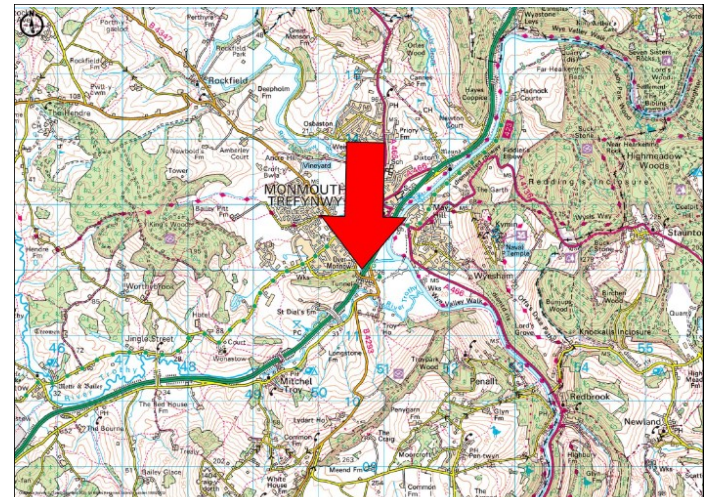
Open to offers by way of informal tender.

## Planning

Development Proposals for the site, would have to be in accordance with the Strategic and Development Management Policies within Monmouthshire's adopted Local Development Plan (LDP) adopted in February 2014.

The Adopted Proposals Map within the LDP identifies that the site lies within the Monmouth Development Boundary and identifies that the site is not subject to any allocations and any development proposals would have to be considered on its merits and whether the proposals accord with the development policies in the LDP.

In order to gain advice as to the suitability of any development proposals, potential purchasers should engage with the local planning authority through the pre-application enquiry service. The relevant contact is Craig O'Connor, e-mail: [planning@monmouthshire.gov.uk](mailto:planning@monmouthshire.gov.uk), telephone: 01633 644831.



The Council require an area to be allocated within the site to accommodate 3 coach parking spaces with associated turning requirements. The developer would be bound to agree the location of the spaces, prior to the submission of a Planning Application.

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## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement. In this instance, we have been informed that the Property is not VAT elected.

## Business Rates

Interested parties should make their own enquiries to Monmouthshire County Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## References

Financial and accountancy references may be sought from any prospective purchaser prior to agreement.

## Legal Costs

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

## Asbestos Regulations

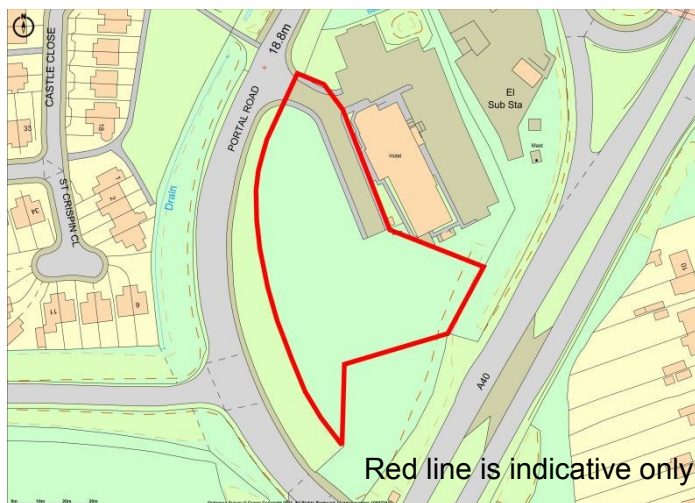
It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.



## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Viewing Arrangements

For further information or to arrange an inspection, please contact sole agents:

## Alder King Property Consultants

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