



# RESIDENTIAL DEVELOPMENT SITE

Green Farm, Caldicot Road, Rogiet, NP26 3UR

DJ&P | RESIDENTIAL



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## Green Farm, Caldicot Road, Rogiet, NP26 3UR

A rare opportunity to purchase a residential development site to convert a range of attractive stone barns to form 10 residential dwellings with a total GIA of approx. 942 m<sup>2</sup> / 10,129 ft<sup>2</sup>.

- Total land area 2.28 ha of development land
- Conversion of attractive stone barns
- Popular and accessible location
- No affordable housing or CIL contribution
- Subject to a Section 106 agreement

**For Sale by Private Treaty**  
**Guide Price: £1,000,000**

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www.djandp.co.uk

### DESCRIPTION

The property comprises a redundant farm stead that extends to approximately 2.28 hectares and lies on the edge of the popular and accessible village of Rogiet. The site is level and is accessed from Caldicot Road. The site currently accommodates a range of redundant farm buildings that include a mixture of steel portal frame, concrete and traditional buildings. The proposed develops requires the demolition of the existing steel and concrete agricultural buildings to facilitate the conversion of the traditional agricultural buildings to form 10 independent residential dwellings. The site is enveloped by farmland, church and two existing dwellings giving an established and characterful backdrop.

### SITUATION

Green Farm is situated in an accessible location on the outskirts of the popular village of Rogiet, which has primary school, village hall, community cafe and football club, all nestled between the M48 and M4 motorway with views towards the Severn Estuary. The property benefits from good links to the M4 and M48 combined with convenient access to the towns of Magor and Caldicot. 8 miles to the west and 11 miles to the east are the larger centres of Chepstow and Newport that provide a range of independent and regional shops along with good schooling and entertainment. The M4 and M48 provides good access to the cities of Bristol and Cardiff and the Severn Tunnel Junction train station is within walking distance.

### SERVICES

The property benefits from mains water and electricity. Potential purchasers are advised to make their own enquiries to all the relevant service providers with regards to new connections.

### PLANNING

Full Planning consent was granted on 31<sup>st</sup> January 2017 under planning reference DC/2015/01328 for the “Demolition of the existing modern steel and concrete agricultural buildings and the proposed conversion of existing farm buildings (excluding the farmhouse) to 10 residential dwellings, associated residential curtilages, public open space, parking areas and other infrastructure works” Further information, elevations and floor plans can be downloaded from the Monmouthshire Council website [www.monmouthshire.gov.uk/planning](http://www.monmouthshire.gov.uk/planning).

Planning permission has been approved following the completion of a Section 106 Agreement. The Section 106 Agreement requires a contribution towards affordable housing totalling £109,857. There is also a requirement for the provision of a 3 metre shared footpath / cycleway along the B4245 between Magor and Rogiet. The Section 106 agreement has been agreed and can be requested

from the Selling Agent. The proposed scheme provides an overall building footprint of 942 m<sup>2</sup> / 10,129 ft<sup>2</sup> which is divided into 10 dwellings as scheduled below

Schedule of Accommodation Conversion				
Plot No	Net Floor Area (m2)	Bedrooms	Type	Car Parking Spaces
1	48	1	Single Storey / End Terrace	1
2	65	2	Single Storey / Mid-Terrace	2
3	73	2	Single Storey / End Terrace	2
4	99	2	Double Storey / Semi-Detached	2
5	101	2	Double Storey / Semi-Detached	2
6	195	4	Double Storey / Detached	3
7	102	3	Single Storey / Semi-Detached	3
8	92	3	Single Storey / Attached	3
9	78	2	Single Storey / Semi-Detached	2
10	90	2	Double Storey / Detached	2
Additional Car Parking Spaces for visitors				5

The scheme has been designed to enhance its surroundings, with the inclusion of strategic landscaping aimed at creating definable boundaries and natural screens for the proposed development site. The Green Area at the centre of the site is retained as public open space and a pedestrian route is provided to gain access to the adjacent church. A communal car parking court is provided and as part of the development an orchard is to be planted to north of the site and a woodland to the east.

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE

The land is to be sold freehold with vacant possession. The land is offered without any Development Uplift Clause OR Restrictions.

### LOCAL AUTHORITY

Monmouthshire Council - 01633 644644

### AGENTS NOTE

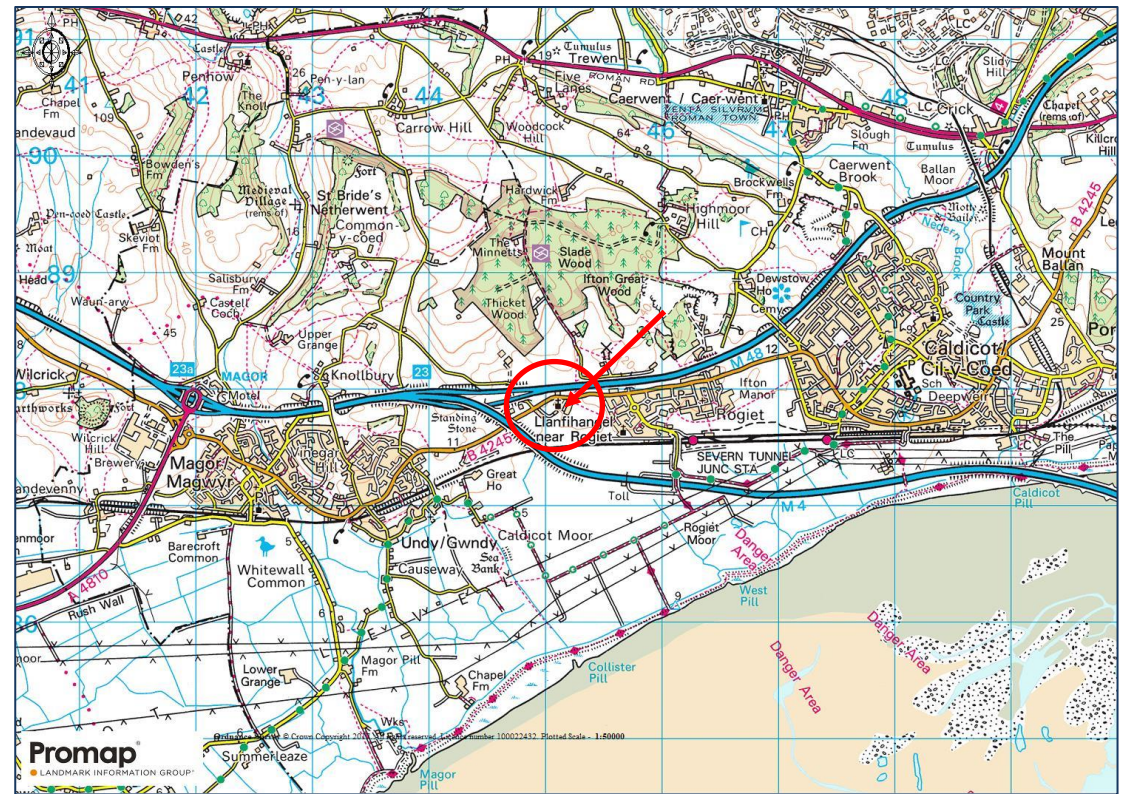
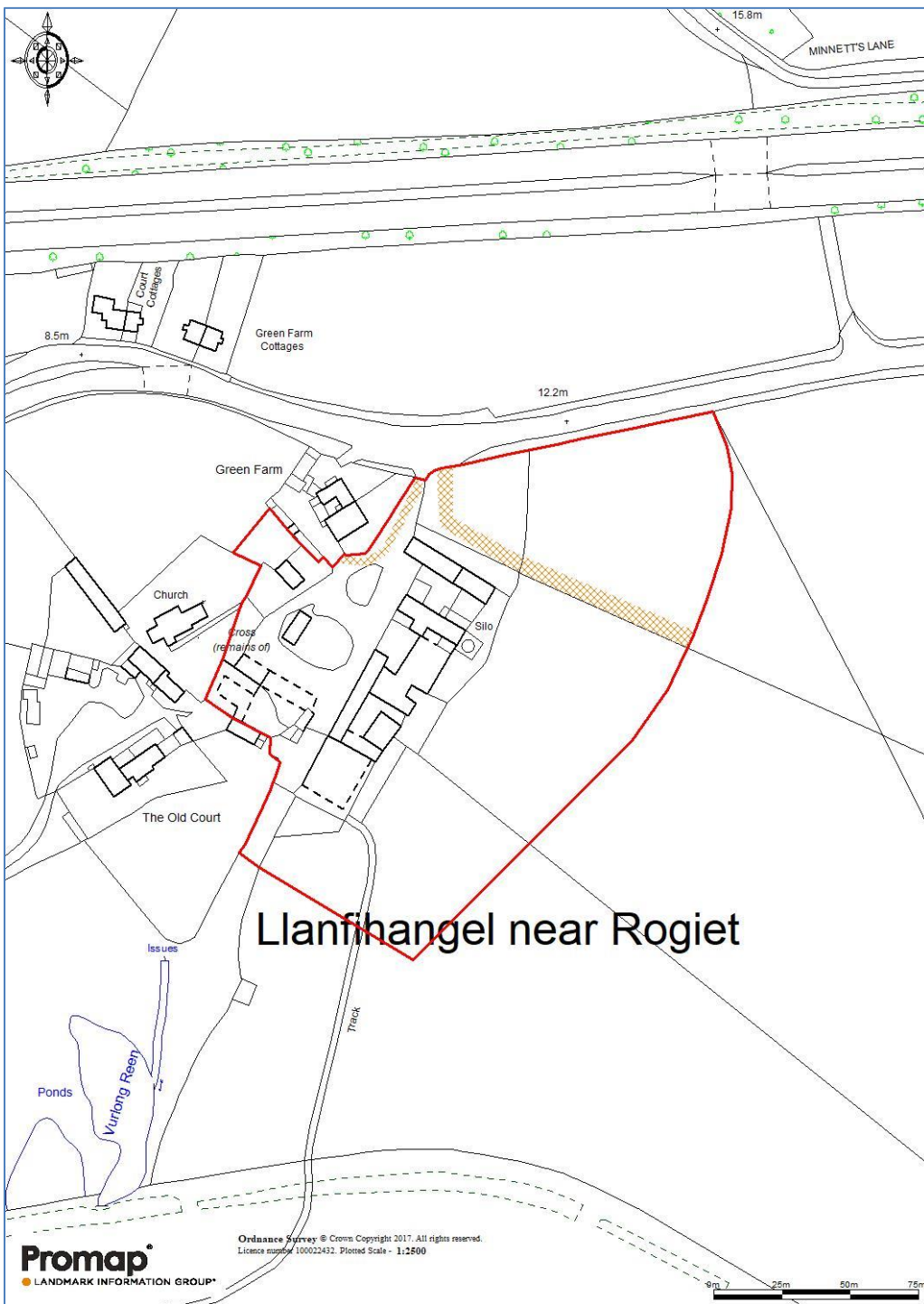
The following rights of way (as hatched orange on the attached plans) will be reserved by the Vendor for all times and all purposes to access the retained land and the adjacent residential dwellings.

### RIGHTS OF WAY, EASEMENTS AND COVENANTS

The property is sold with any rights, easements or incidents of tenure which affect it.

### VIEWING

Strictly by appointment with the Agents: David James & Partners Ltd.  
Tel: 01453 843720



#### PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

#### WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.











