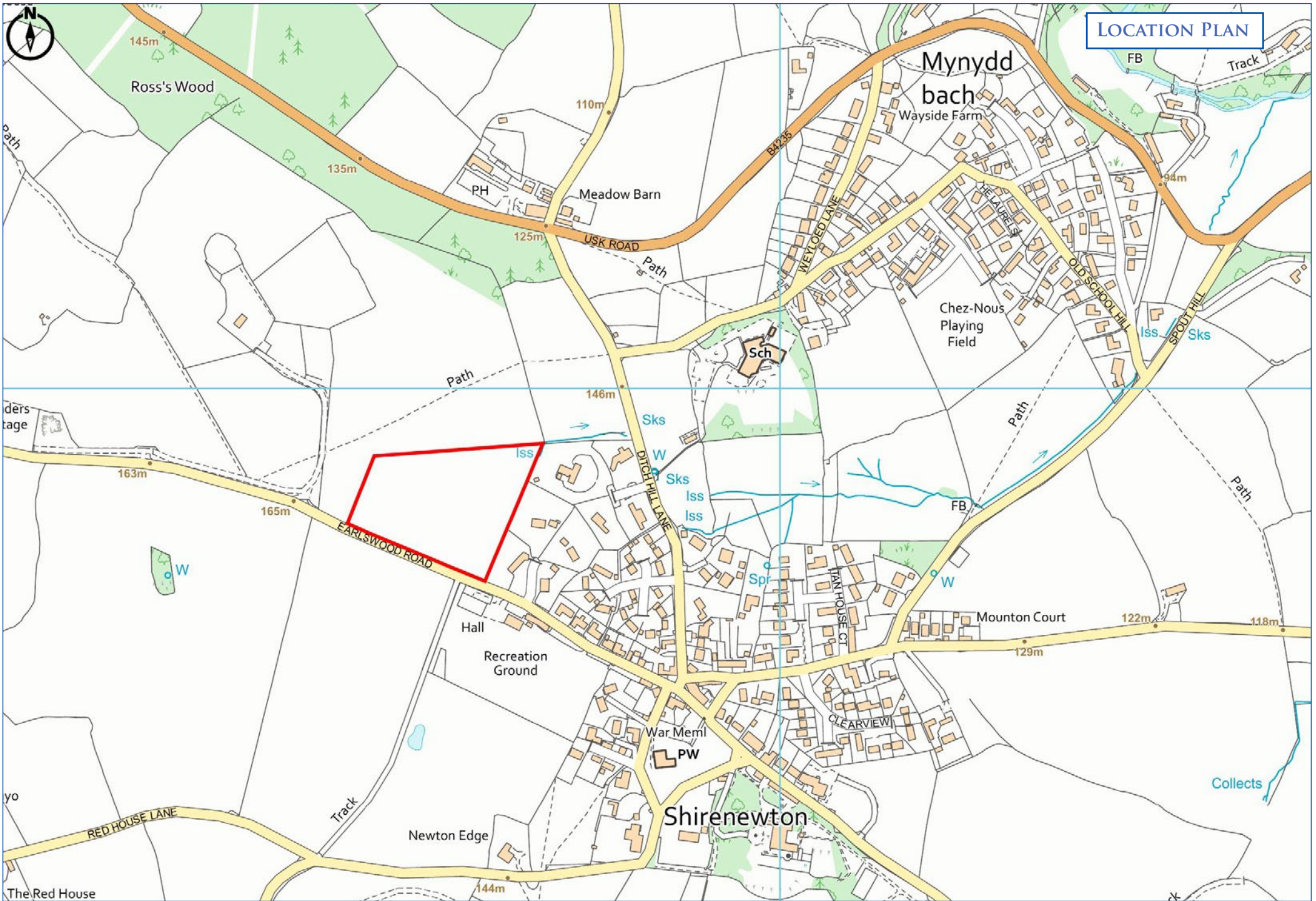




LAND WEST OF REDD LANDES

EARLSWOOD ROAD | SHIRENEWTON | CHEPSTOW | MONMOUTHSHIRE





LAND WEST OF REDD LANDES

EARLSWOOD ROAD | SHIRENEWTON | CHEPSTOW
MONMOUTHSHIRE | NP16 6QP

THE LAND AT SHIRENEWTON IS SITUATED ADJACENT TO REDD LANDES, FRONTING ONTO THE EARLSWOOD ROAD, AND OFFERS A PRIME VILLAGE RESIDENTIAL DEVELOPMENT OPPORTUNITY. THE SITE IS DRAFT ALLOCATED IN THE REPLACEMENT LOCAL DEVELOPMENT PLAN (RLDP) FOR 26 DWELLINGS (50% AFFORDABLE).

Shirenewton is a premium Monmouthshire village, located a short distance West of the gateway town of Chepstow. The site is situated on the north-west side of Shirenewton and with direct access and frontage to the Earlswood Road. The Village Hall & Recreation Ground is situated very close by on the opposite side of the Earlswood Road.

The freehold of the allocated site is available For Sale. Powells are instructed to invite offers for the site from developers on a conditional 'Subject to Planning' basis with the successful developer pursuing residential planning consent upon the site prior to completion.

- Superb location on edge of the premium village of Shirenewton in Monmouthshire •
- Frontage onto the Earlswood Road & very accessible to Chepstow / M48 •
- Draft Allocated for 26 dwellings (50% affordable) in RLDP •
- Shirenewton enjoys a good range of local facilities & amenities •
- Site area – approximately 2.49 hectares (6.15 acres) – subject to final agreed terms •
- Offered for Sale on a Conditional 'Subject to Planning' Contract •

Chepstow 3.5 miles • M48 (J.2) 5.2 miles
Newport / M4 (J.24) 11 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.

SALE PLAN



SITE INFORMATION

Planning Status / Development Opportunity: The land is located within the planning jurisdiction of Monmouthshire County Council. The site is Draft Allocated in the Deposit Replacement Local Development Plan (RDLP) for 26 dwellings (13 open market homes & 13 affordable dwellings) under Policy HA18. The site area being marketed permits for a premium development to be designed and developed out which includes potentially permitting for an increased number of dwellings than the proposed allocation to be developed. The site area marketed is to also permit all ancillary development elements of biodiversity, green infrastructure and SuD's provision to be included in the development site area. Access provision to the Vendor's retained land is to also be incorporated.

Services: All interested parties should satisfy themselves to the availability, capacity and connection costs for all services & utilities to the site and make, and rely upon, their own enquiries.

Wayleaves & Easements & Rights of Way: All interested parties should satisfy themselves in respect of any existing wayleaves, easements & rights of way and make and rely upon their own enquiries.

Development Area & Retained Rights: The freehold development area of the site under Land Registry Title WA679740 is to be agreed with the successful developer. The Vendor will require a reservation of a full right of access to their retained land to the north, and the appropriate easement rights for all mains services / utility connections to their retained land.





INVITATION OF OFFERS – SUBJECT TO PLANNING

The Land at Shirenewton is available For Sale by Informal Tender with conditional offers, subject to planning consent only, invited for the site.

Please review the *Marketing Information Letter* that accompanies this Brochure for full details of the tender process; proposal information requested and tender deadline date.

The proposed Conditional 'Subject to Planning' Contract will be for a Contract Period of 24 months with a 6-month Extension Period if awaiting determination of a planning application/appeal.

A non-refundable, yet deductible, from the agreed Sale Price, Deposit of £25,000, and contributions will be required to be paid upon the exchange of conditional subject to planning contract.

A fixed contribution which is non-refundable, yet deductible from the agreed Sale Price, of £5,000 plus VAT each (total of £10,000 plus VAT), as a contribution towards the vendors professional & legal fees will also be required to be paid on exchange of contracts.

All offers submitted will be Subject to Contract. The selected developer will be required to enter into the Conditional Subject to Planning Sale Contract within six weeks of Solicitors being instructed.

In preparing an offer for the acquisition of the freehold site, subject to a successful planning consent, all parties are to include the information stated on the *Marketing Information Letter* and Tender Form.

VAT: The VAT position is to be confirmed.

Expressions of Interest: Interested parties should formally express any interest in the site by emailing confirmation to enquiries@powellsrural.co.uk to ensure that they can be provided with any updates that arise throughout the marketing period.

Viewings: At any time during daylight hours with a copy of the brochure, access is available from the existing access upon Earlswood Road. All applicants are to exercise due care and attention when conducting a site walk over and please only walk to the field margins. No vehicles are to be taken onto the land.

Agent Contact: For further information please contact David Powell BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk



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IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared September 2025