



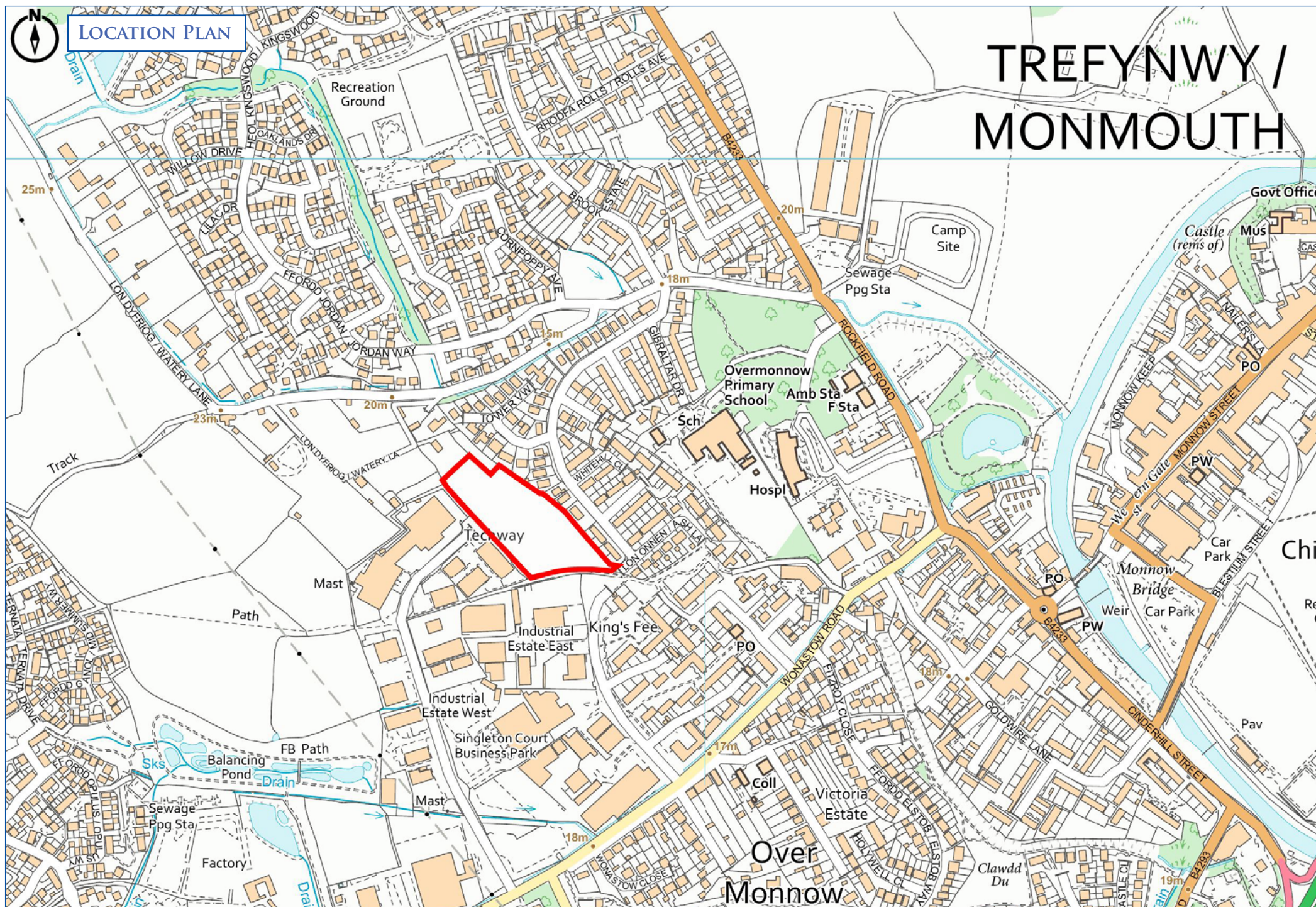
LAND ADJOINING ST THOMAS ROAD

MONMOUTH | MONMOUTHSHIRE





TREFYNWY / MONMOUTH





LAND ADJOINING ST THOMAS ROAD

MONMOUTH | MONMOUTHSHIRE | NP25 5SB

THE LAND AT ST THOMAS ROAD OFFERS AN EXCITING RESIDENTIAL OR COMMERCIAL INFILL DEVELOPMENT SITE OPPORTUNITY, BEING LOCATED WITHIN THE SETTLEMENT OF MONMOUTH, BETWEEN ST THOMAS ROAD AND WONASTOW ROAD BUSINESS PARK (WEST)

The land is situated within the settlement development boundary of Monmouth, and runs parallel with St Thomas Road, with access via St Thomas Road & Ash Lane. The site is proposed for release of the 'Area of Amenity Importance' designation, that has previously sterilised development on this land, within the Deposit Replacement Local Development Plan (RLDP) for Monmouthshire. The site is in private ownership and has not been used for any public amenity or recreational uses, hence a successful case has been presented for the release of the designation in the proposed RLDP.

Powells are instructed to invite offers for the sale of the site from developers on a conditional 'Subject to Planning' basis with the successful developer pursuing residential or commercial planning consent upon the site prior to completion.

- Superb location within the vibrant Welsh Gateway Town of Monmouth •
- Site situated within the existing Settlement Development Boundary •
- Existing DES2 Area of Amenity Importance designation set for release in Replacement LDP •
- Very conveniently situated site close to core facilities & amenities within the settlement •
- Prime development opportunity for residential or commercial (employment) development •
- Site area – approximately 1.33 hectares (3.28 acres) •
- Offered for Sale on a Conditional 'Subject to Planning' Contract •

Raglan 8 miles • Ross-on-Wye 12 miles
M4 (J.24) Newport 20 miles • Hereford 21 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.



SITE INFORMATION

Planning Status / Development Opportunity: The land is located within the planning jurisdiction of Monmouthshire County Council. The site is located within the settlement development boundary for Monmouth. Within the Deposit (final) Replacement Local Development Plan (RLDP) the site is now shown as proposed to be released from the DES2 Land of Amenity Importance designation, following representations made during the RLDP Consultations.

The site is now available to be considered under planning policy for residential or commercial development. All developers are to undertake, and rely upon, their own planning due diligence when making a proposal.

Services: All interested parties should satisfy themselves to the availability 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, as no information is available in respect of any existing underground services, utilities or rights of way.





INVITATION OF OFFERS – SUBJECT TO PLANNING

The Land at St Thomas Road 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 18 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 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 (£10,000 plus VAT) 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 highway entrance off Ash Lane / St Thomas Road. All applicants are to exercise due care and attention when conducting a site walk over.

Agent Contact: For further information please contact David Powell BSc (Hons) MSc MRICS FAIV 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.