

FOR SALE

Guide Price £600,000

Development Site, 9 Gold Tops, Newport, NP20 4PH

CGI image for illustrative purposes only



Front External Goldtops Residence

- Planning Consent For 10 Residential Apartments
- New Build Opportunity
- Freehold For Sale
- Good Transport Links
- Potential For Further 3 x Two Bed Apartments (STP)
- Site Area Circa 0.35 Acres
- Vacant Possession
- Railway Station Nearby

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

This site is located along Gold Tops on the north side of Newport approximately 1 mile from the city centre and a short walk from Newport Railway Station. The surrounding area is predominantly residential with a variety of shops, commercial units and eateries further afield. Newport is a vibrant city located approximately 12 miles north east of Cardiff, 30 miles north west of Bristol and 20 miles south of Abergavenny.

DESCRIPTION

The site is approximately rectangular in shape with proposed access from Godfrey Rd and personnel access off Gold Tops. The site benefits from planning permission for the construction of 9 x two bed apartments and 1 x three bed apartment. The building has scope to convert the cinema room, recreational space and store into a further 3 x two bed apartments, subject to the necessary planning consents.

PLANNING

Planning application references 22/0576, 23/0486 and 23/0849 were submitted to Newport City Council in relation to this site, details of which can be found on the councils planning portal.

ACCOMMODATION

We have been informed that the site area extents to approximately 0.35 acres.

SERVICES

We understand that mains electricity and water are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of, all existing obligations and rights, including rights of way, whether public or private, light, support, drainage, water, electricity supplies and other obligations, easements, quasi-easements, and all wayleaves, whether referred to or not in these particulars.

TERMS

The site is FOR SALE freehold with vacant possession at an asking price of £600,000

EPC

Energy rating: N/A

VAT

We understand that VAT will not be charged on the rent.

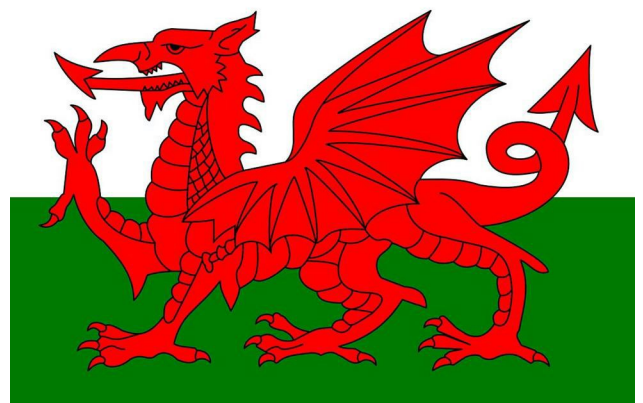
LEGAL COSTS

Each party to pay their own legal costs incurred.

VIEWINGS

For an appointment to view or further information please contact;

Charlie Burrows
e: charlieb@commercialist.co.uk t: 07923 448308





CGI image for Illustrative purposes only



Rear External of Goldtops Residence

IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.