

MON BANK

Cardiff Road, Newport, NP20 2PY



Key Highlights

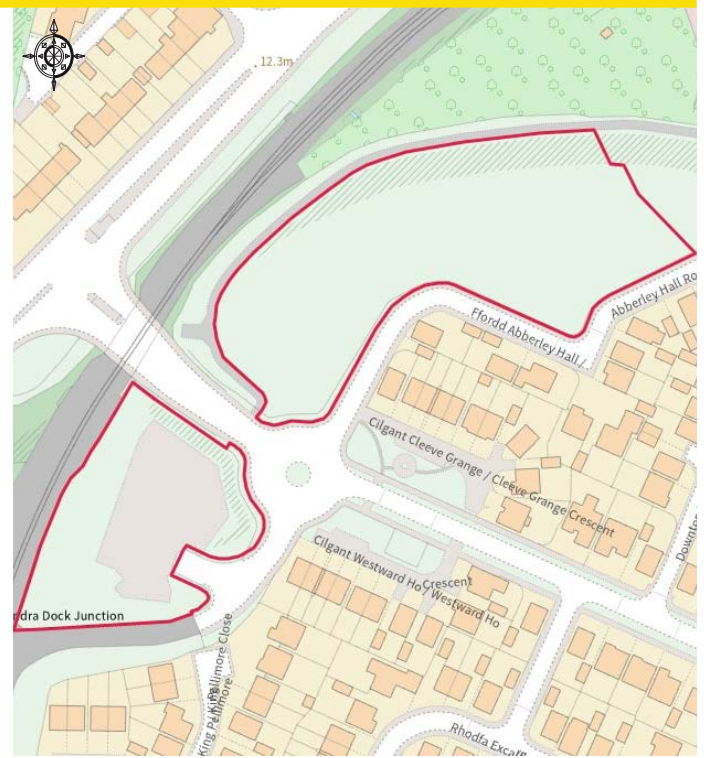
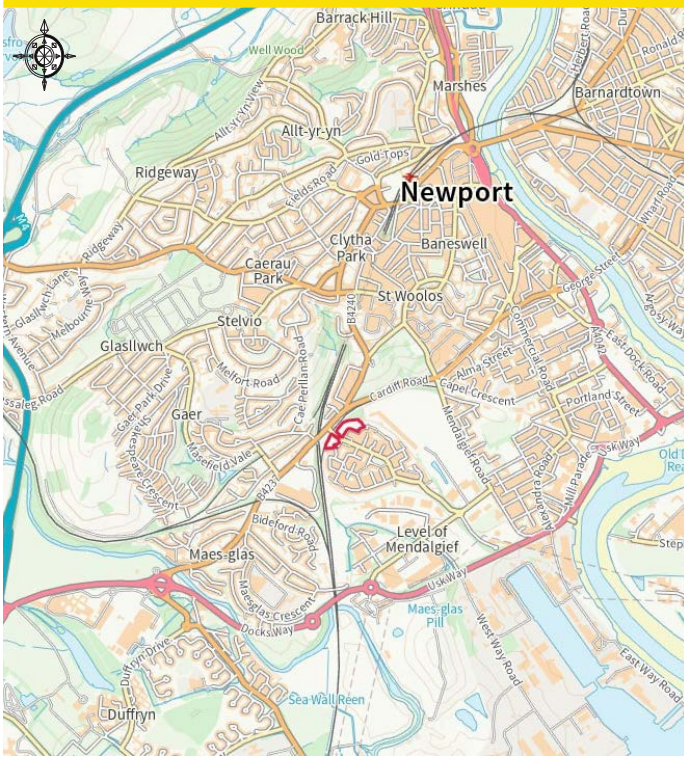
- Suitable for a range of uses (Subject to Planning)
- Situated in an accessible location, 1.4 miles north-east of the M4 (J28) and 1 mile south-west of Newport City centre
- Available as a whole or in two lots of 0.41 hectares (1.01 acres) and 0.79 hectares (1.95 acres)
- Remediated and serviced including high speed fibre optic connectivity

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Location

The property forms part of the Mon Bank development, comprising 575 dwellings, completed by Redrow and Llanmoor Homes in 2019. Mon Bank is located just outside Newport City Centre off Cardiff Road, a main arterial road which provides easy access between the city centre 1 mile to the north-east, and junction 28 of the M4 which is only 1.4 miles to the south-west.

The property occupies a prominent position at the entrance to the Mon Bank development and is arranged as two separate parcels located either side of Monmouth Castle Drive, the primary access road into Mon Bank, which runs over the railway line.

Harlech Retail Park, is situated just 0.25 miles to the south and is home to a Tesco Extra, Homebase, Currys PC World and McDonalds.

Newport is the third largest city in Wales with a population of 159,600 (2021 census). It is the cultural capital of the traditional county of Monmouthshire, although an administrative county in its own right which was granted city status in 2002 to mark the Golden Jubilee. The city centre has seen considerable regeneration over the years with the development of Friars Walk, a retail and leisure scheme with many household names including Debenhams, Cineworld, Next, Prezzo and Nando's.

Communications

Newport has excellent road and rail links making it a popular commuter town. The nearest railway station is in Newport city centre itself, approximately 1 mile from the site.

BY CAR		BY RAIL	
M4 J28	1.4 miles	Cwmbarn	10 mins
Town Centre	1 mile	Cardiff	15 mins
Cardiff	14 miles	Bristol Parkway	20 mins
Bristol	32 miles	London Paddington	95 mins

Description

The property comprises two broadly level and remediated development plots situated either side of Monmouth Castle Drive, the access road into the Mon Bank development benefiting from good visibility from Cardiff Road.

Highway infrastructure has been provided to create separate access into each plot with utility services, including high speed fibre optic cabling provided to the site boundaries.

The eastern plot has a site area of 0.79 hectares (1.95 acres) and the westerly plot an area of 0.41 hectare (1.01 acres).

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Planning

The adjoining residential site (Mon Bank) was developed by Redrow Homes and the completed scheme comprises a total of 575 dwellings. The subject property was omitted from that permission.

In accordance with the desire of Newport City Council, the Unilateral Undertaking relating to the residential development site required the subject property to be put to a beneficial use falling within Use Class "B1" (Business).

However, following a period of marketing the site for employment use, it has been confirmed by the Local Authority that the marketing obligations, as set out under Schedule Two of the Unilateral Undertaking, have been fully complied with and the site is no longer restricted to employment use.

The site is therefore considered 'white land' unallocated for any specific use and is suitable for a range of uses, subject to obtaining the necessary planning consent.

Part of the site (eastern parcel) was previously contracted to a food store retailer on a subject to planning basis. Planning permission (Ref: 20/1068) was refused due to the following:

- The proposal did not demonstrate quantitative need for the proposed store and nor had sufficient qualitative need been shown to justify approval.
- The proposal would result in cumulative impact on the city centre, which is identified as being vulnerable with a high percentage of vacancy rates and under trading of existing convenience retailers. Contract to Policy R10 of the LDP.
- The proposal did not support the aims of Active Travel. It proposed an over provision of car parking, in a car dominated layout, with minimal incentives to travel by other more sustainable means. Contrary to Policies SP1, SP2 GP4 and R10 of the LDP.

Interested parties are requested to make their own enquiries of Newport City Council at Civic Centre, Godfrey Road, Newport, NP20 4UR.

E: planning@newport.gov.uk

Tel: 01633 656656



Tenure

The freehold interest in the property is being offered for sale as a whole or two separate lots, both with vacant possession.

VAT

The property has been opted for VAT.

Method of Sale

Offers are invited for the freehold interest in the property by private treaty. Offers on an un-conditional or subject to planning basis will be acceptable.

Further Information

An information pack is available electronically to interested parties on request. Please note that the information within the pack is also publicly available from Newport Council planning website and is provided for information purposes only with no reliance or warranty.

Viewings

The property can be viewed from the adjoining highway, but please contact Savills, the Sole Selling Agents to obtain further information.

Contact

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