



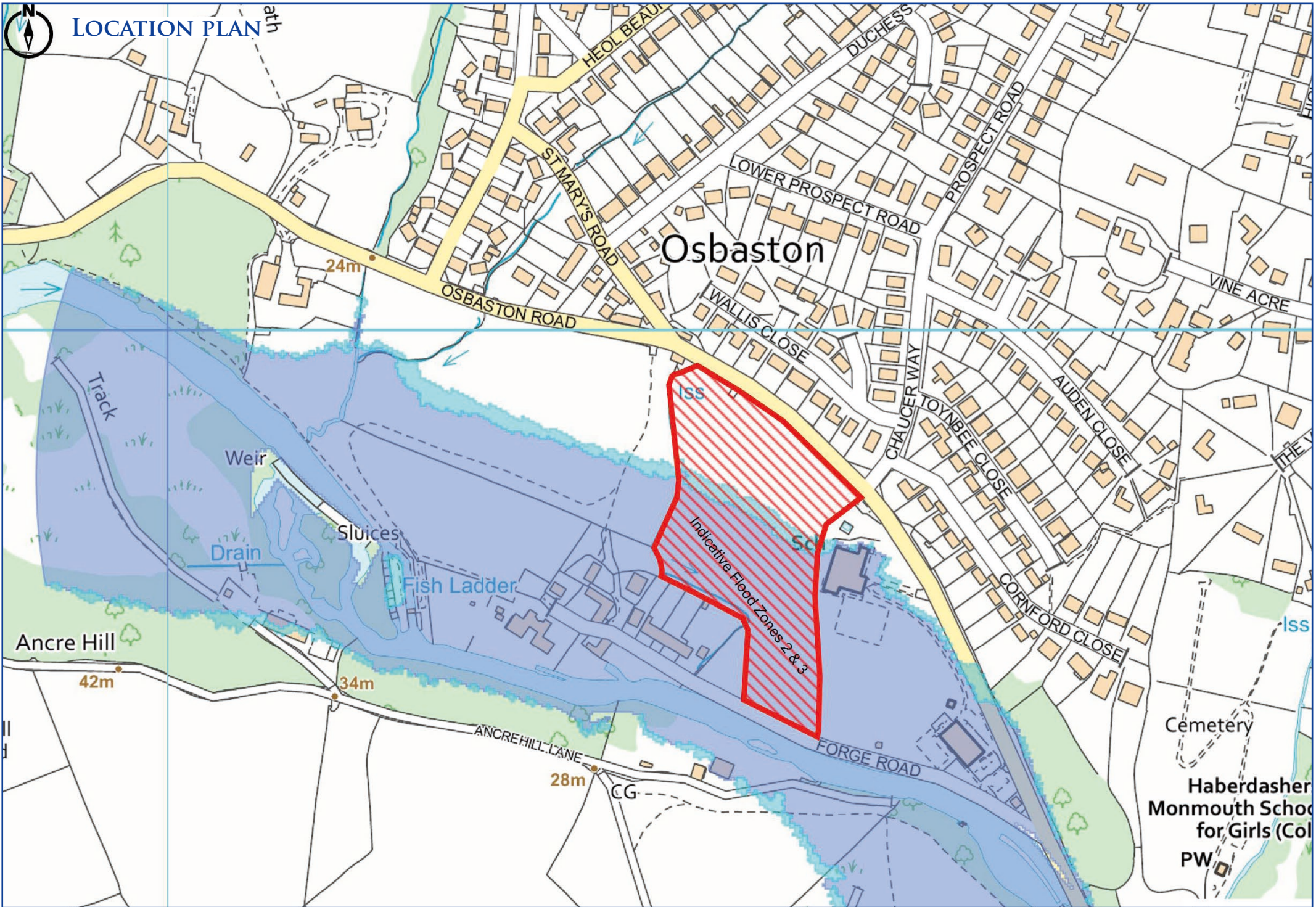
STRATEGIC LAND AT OSBASTON

MONMOUTH | MONMOUTHSHIRE





LOCATION PLAN



STRATEGIC LAND AT OSBASTON | MONMOUTH | MONMOUTHSHIRE | NP25 3NS

STRATEGIC LAND OPPORTUNITY – INVITING SUBJECT TO PLANNING PROPOSALS

- Edge-of-settlement location at Osbaston, Monmouth
- Site extending to approximately 6.07 acres (2.46 hectares)
 - Northern area free from flood risk constraints
- Emerging RLDP proposes removal of existing DES2 designation

- Strong potential for C2 residential care, specialist housing or affordable-led development
 - Excellent accessibility to Monmouth town centre and strategic road network
 - Offers invited from developers and promoters on a subject to planning basis

SITE INFORMATION

Strategic Land at Osbaston comprises a well-located parcel of land extending to approximately 6.19 acres (2.50 hectares), situated on the north-western edge of Monmouth, immediately south of Osbaston Road. Circa 2.53 acres (1.02 hectares) of the site sits outside of NRW flood zone designations 2 and 3.

The site is positioned adjacent to established residential development and represents a natural and logical extension to the settlement. The land is offered to the market to invite conditional subject to planning proposals, with interested parties expected to undertake their own due diligence in respect of planning, technical and legal matters.

SITE SUMMARY

The site extends to approximately 6.19 acres (2.50 hectares) and occupies a sustainable edge-of-settlement position within close proximity to Monmouth town centre.

The site is well related to the existing built form and benefits from strong accessibility to local services, facilities and transport connections, making it suitable for a range of residential-led development opportunities.

PLANNING CONTEXT AND DEVELOPMENT POTENTIAL

The site is currently designated as an Area of Amenity Importance (Policy DES2) within the adopted Monmouthshire Local Development Plan (2011–2021).

However, the emerging Replacement Local Development Plan (RLDP), which has been submitted for Examination, proposes the removal of the DES2 designation from the site. This reflects the Council's acknowledgement that the land is privately owned.

This represents a significant and positive shift in planning policy, materially enhancing the site's development prospects.

The site is located immediately adjacent to the settlement boundary of

Monmouth and is well related to the existing built form, aligning with the spatial strategy of directing growth to sustainable and accessible locations.

In addition, the emerging RLDP introduces Policy H7 (Specialist Housing), which supports the delivery of specialist housing within or adjacent to settlement boundaries where proposals are accessible, appropriate in design, and meet identified needs.

The site is well suited to such development, with potential for:

- Age-restricted housing,
- Sheltered or assisted living accommodation,
- Extra care provision, or
- Care home development.

Furthermore, the site may also be considered suitable as an Affordable Housing Exception Site under Policy H9, which supports the delivery of 100% affordable housing on land adjoining settlements where there is a proven local need.

Given its location, scale and accessibility, the site is well positioned to respond to a range of policy-compliant development scenarios, providing flexibility for promoters and developers.

ACCESS AND CONNECTIVITY

The site benefits from a highly accessible location, situated approximately 0.6 of a mile from Monmouth town centre.

There is excellent road connectivity via the nearby A40, providing direct links to the M50, M4 and wider strategic road network.

Monmouth Bus Station is located within approximately 400 metres of the site, with a number of additional bus stops within walking distance, providing regular services to surrounding towns including Abergavenny, Hereford and Chepstow.

The site is therefore well positioned to support sustainable patterns of development, with convenient access to employment, education and local services.

DEVELOPMENT OPPORTUNITY

The site presents an excellent opportunity to promote a sustainable residential or specialist housing scheme in a highly desirable market location.

The northern part of the site offers a clear potential opportunity for near-term development, whilst the remainder of the site provides scope to deliver a comprehensive and policy-compliant scheme incorporating green infrastructure and environmental enhancements.

The freehold of the site is available, and Powells are instructed to invite offers from developers and promoters on a conditional subject to planning basis.

We are seeking a development partner to promote the site through the planning system and secure planning permission for an appropriate form of development.

INVITATION FOR OFFERS

Offers are invited on a subject to planning basis.

Interested parties are requested to submit proposals supported by relevant experience, deliverability, and scheme vision. Further details are provided within the accompanying Marketing Information Letter and Tender Form.

All offers submitted will be subject to contract.

PROPOSED HEADS OF TERMS

The proposed conditional contract is anticipated to be for a period of 24 months, with provision for extension where required to allow for determination of a planning application or appeal.

A non-refundable deposit will be payable upon exchange of contracts, deductible from the agreed purchase price.

A contribution towards the vendor's professional and legal fees will also be required, details of which are set out within the Marketing Information Letter.

SERVICES

Prospective purchasers are to rely on their own enquiries in respect of the availability and capacity of services.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

All interested parties should satisfy themselves in respect of any existing wayleaves, easements and rights of way and rely upon their own enquiries.

The Vendor reserves the right to retain access and service rights to any adjoining or retained land as required.

VAT

The VAT position is to be confirmed.

VIEWING ARRANGEMENTS

The site may be viewed at any time during daylight hours with a copy of these particulars.

All parties are requested to exercise due care when inspecting the land. No vehicles are to be taken onto the site.

For further information please contact:

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