

RESIDENTIAL PROPERTY FOR SALE BY TENDER

**5 LEECHPOOL HOLDINGS, PORTSKEWETT,
MONMOUTHSHIRE, NP26 5UU**



Tender submission deadline TBC



Approximately 77 sqm of
Floor Area



For Sale by Informal
Tender



Excellent Transport Links
2.5 miles to Caldicot
3.0 miles to Chepstow



Large plot of approx.
1.1 acres



Semi-Rural Location



Semi-Detached Property

THE OPPORTUNITY

Monmouthshire County Council's Estates Development Team invite offers via informal tender, an attractive three bedroomed semi-detached cottage located in the Portskewett area of Monmouthshire, south- east Wales.

LOCATION

The property is located approximately 2.5 miles from Caldicot and 3 miles from Chepstow. The location offers excellent transport links in all directions with the A48, M48 and M4 providing good access to Bristol via both Severn Bridge Crossings and Newport and Cardiff. There are also well-connected bus routes to Caldicot, Newport & Chepstow. Train stations at Chepstow and Caldicot serving Bristol, Cardiff and Gloucester are within 3 miles of the property.

The bustling historic market town of Chepstow offers excellent amenities including a Tesco Superstore, M&S food hall, numerous pubs, cafes and restaurants. Chepstow and Caldicot both offer primary and comprehensive schools, leisure centres and visitor attractions including castles and country parks. There is also a nearby golf and country club.

DESCRIPTION

Approached via a private shared driveway, this delightful, semi-detached property has a rural feel, standing in gardens and grounds of approx. 1.1 acres. The property has a number of useful outbuildings that can be used as a garage or storage.

The property itself requires modernisation throughout. The ground floor comprises; entrance hallway, bathroom, reception room, under stairs cupboard, reception/dining room and kitchen.

On the first floor there are three good-sized double bedrooms. The master bedroom has built in storage areas. All bedrooms have pleasant outlooks over the side and rear gardens.

Please note floorplans are not available for this property.

TENURE

The site is available freehold with vacant possession.

METHOD OF DISPOSAL

The property is offered for sale by informal tender. Tender documentation is available via the Council's Estates 'Available Property' webpage. Tenders must be submitted in accordance with the details set out in the pro-forma.

Please note Monmouthshire County Council has declared a climate emergency <https://www.monmouthshire.gov.uk/climate-emergency/>. The property is located in an area of small holdings and farmland with MCC seeking to encourage small scale growing or selling of produce to the local community.

Bids should include reference of how you intend to support these initiatives.

Interested parties are requested to formally register their interest. Those intending to submit a tender should be aware that bids are assessed against a matrix criteria including financial offer and position, use of and any development proposals and the Council core objectives set out above.

VAT

The property is not subject to VAT.

SERVICES

Oil central heating, mains electricity and water, private foul drainage via septic tank. Interested parties are advised to make their own further enquiries with the relevant service and regulatory providers.

EPC RATING

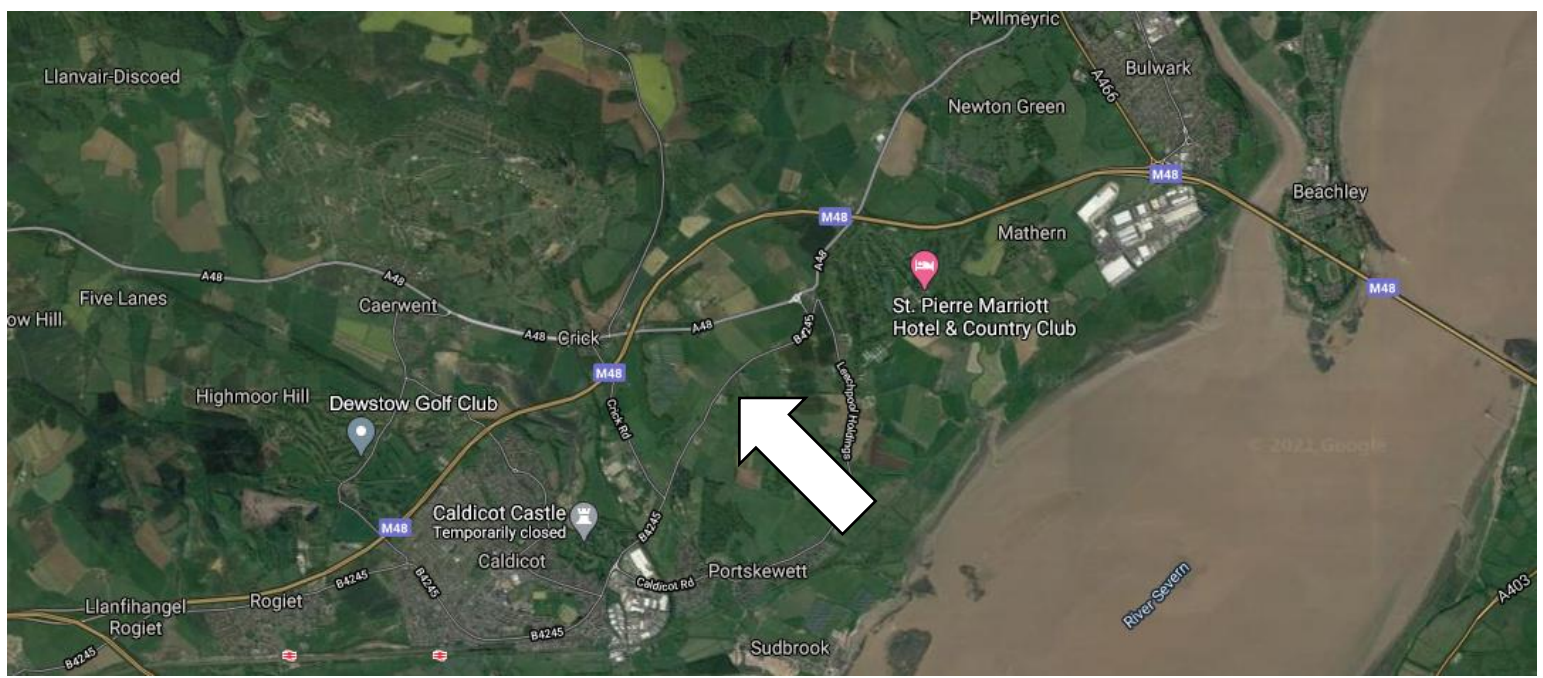
Energy rating – E46 Valid until March 2034

VIEWINGS

By appointment only.

CONDITIONS

Subject to confirmation.





Monmouthshire County Council give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are themselves by inspection or otherwise as to the correctness of each of them. All dimensions are approximate. No persons in the employment of Monmouthshire County Council has any authority to make or give any representation or warranty whatsoever in relation to this property. All correspondence regarding this offer is subject to contract. In the event of inconsistency between these Particulars and Conditions of Sale, the latter shall prevail.