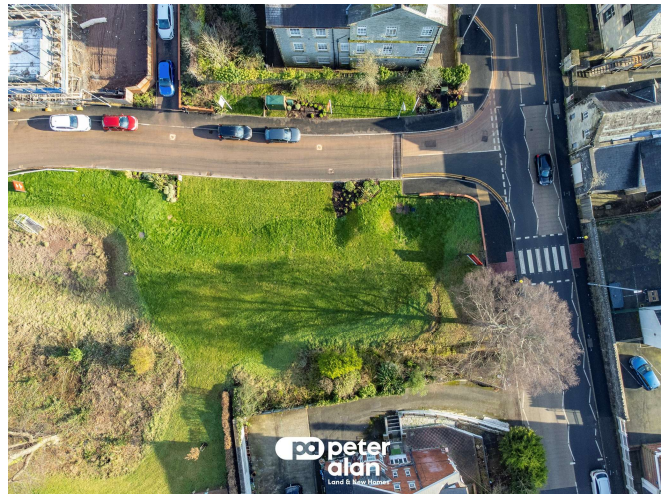




Land At Fields Road

£275,000

- Development opportunity
- Vacant land with planning permission
- Property already cleared
- Desired location
- Direct road access
- Contact for further details
- EPC Rating: Exempt



01633 221892
newport@peteralan.co.uk



About the property

A fantastic development opportunity to acquire a plot of land in the highly desired Fields Road area of Newport City.

The property has a recent detailed (full planning permission) planning application granted for the construction of 2no. 4 bed semi-detached properties (Planning permission granted 5/9/2024), however, a buyer may also want to consider investigating other options such as a large single dwelling or even possibly flats subject to gaining the correct planning permissions.

The site is currently comprised of vacant land which was previously occupied by a pair of semi-detached dwellings that were fronting onto Fields Road.

Please contact us for further details or to discuss the opportunity in more depth.



Accommodation

Planning Permission

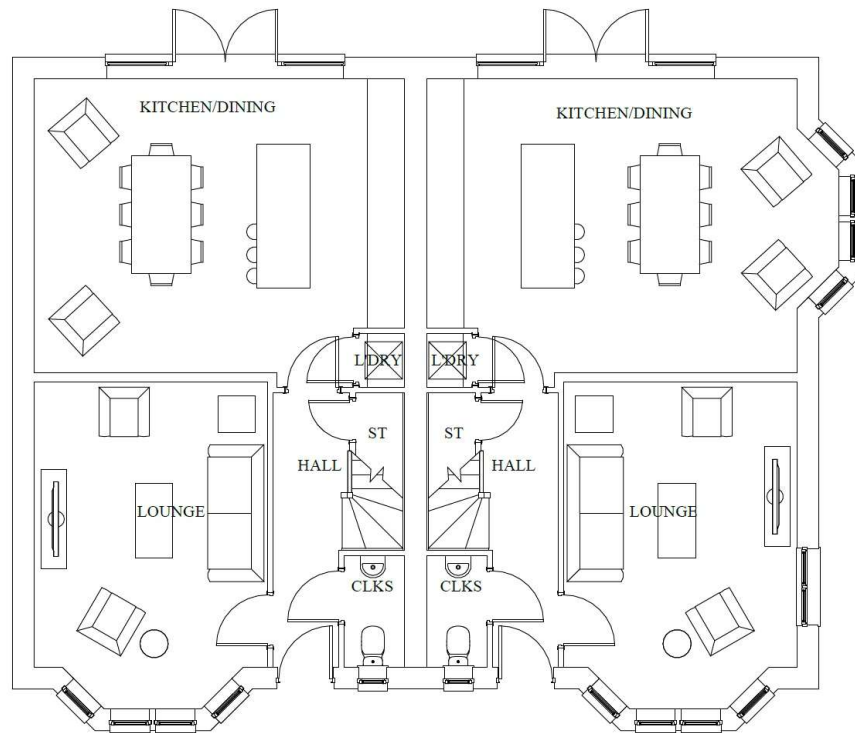
A detailed (full planning permission) planning application has been granted subject to conditions for the construction of 2no. 4 bed semi-detached properties. The reference number is 23/0565. This approval is subject to a S106 agreement requiring an affordable housing contribution of £4,128 (index linked from September 2024).

The documents associated with this application can be found via the Newport Council website by searching planning applications with the applicable application references.

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Floorplan



Ground Floor Plan as Proposed

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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