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# FOR SALE

## DEVELOPMENT OPPORTUNITY AT MANOR FARM, NEWPORT ROAD, MAGOR, NP26 3HN



For identification purposes only - photographs taken March 2019

- Derelict Grade II Listed Farmhouse and former farmyard with a series of redundant outbuildings.
- Site area of approximately 0.94 acre (0.38 hectare).
- Located within the Magor Conservation Area in the centre of Magor.
- Site suitable for redevelopment (subject to obtaining all necessary consents) located within 1 mile of Junction 23A of the M4 Motorway.
- For Sale by Private Treaty.

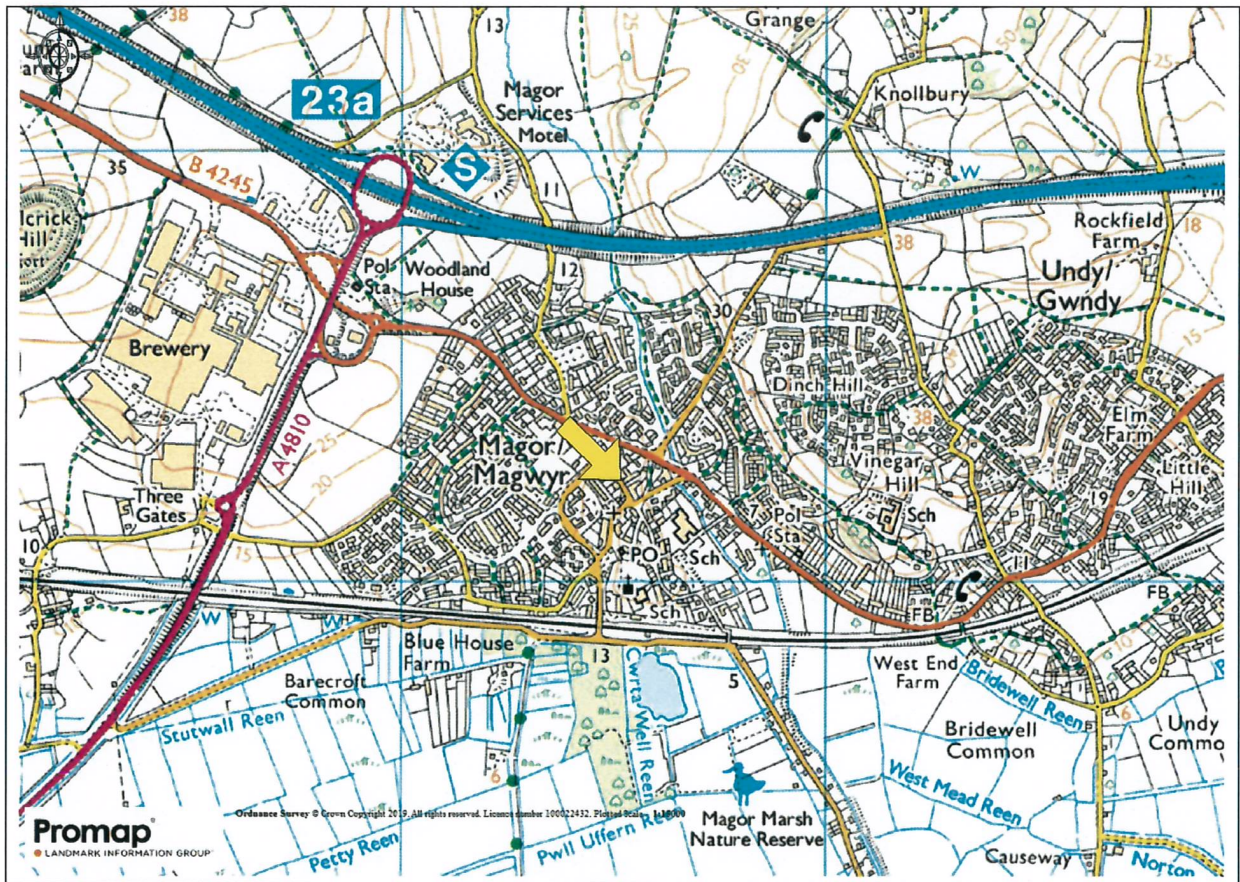
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- (iv) all prices and rentals quoted are exclusive of VAT (if chargeable)



## SITUATION

The property is located in the centre of Magor on the northern side of Newport Road. The site is approximately 1 mile to the southeast of Junction 23A of the M4 Motorway which gives direct access to the city of Newport (8 miles) to the west and Bristol (25 miles) to the east.

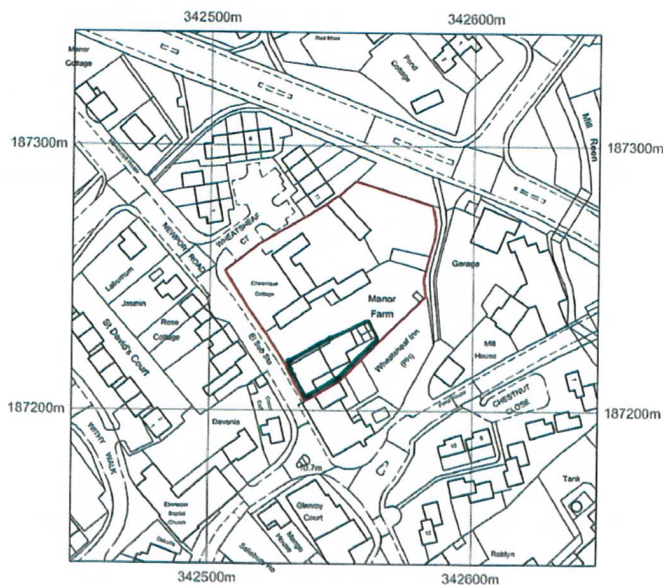


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## DESCRIPTION

The property comprises a derelict Farmhouse and outbuildings on a site of 0.94 acre (0.38 hectare) located in the heart of Magor being bounded by residential, licensed and retail properties.

Access to the site is directly off Newport Road.



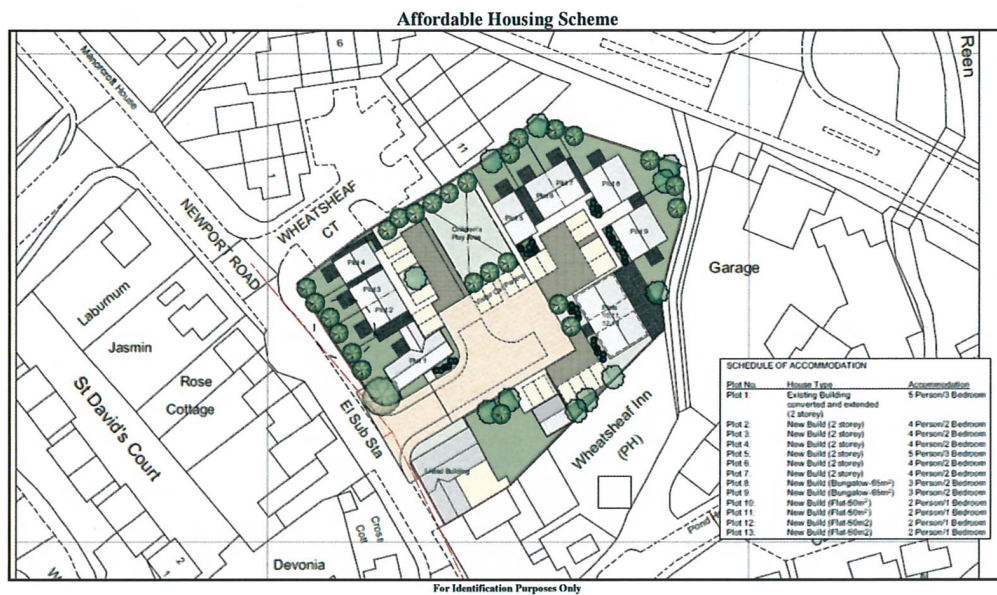
For Identification Purposes Only

## PLANNING

The property offers the potential for alternative uses of which residential is considered to be the most appropriate use, subject to obtaining the appropriate planning permission and Listed Building/Conservation Area consent. Other alternative uses including retail and licensed premises should also be considered. The property was subject to a Pre-Application submission to Monmouthshire County Council with supporting plans for two potential alternative schemes as follows:

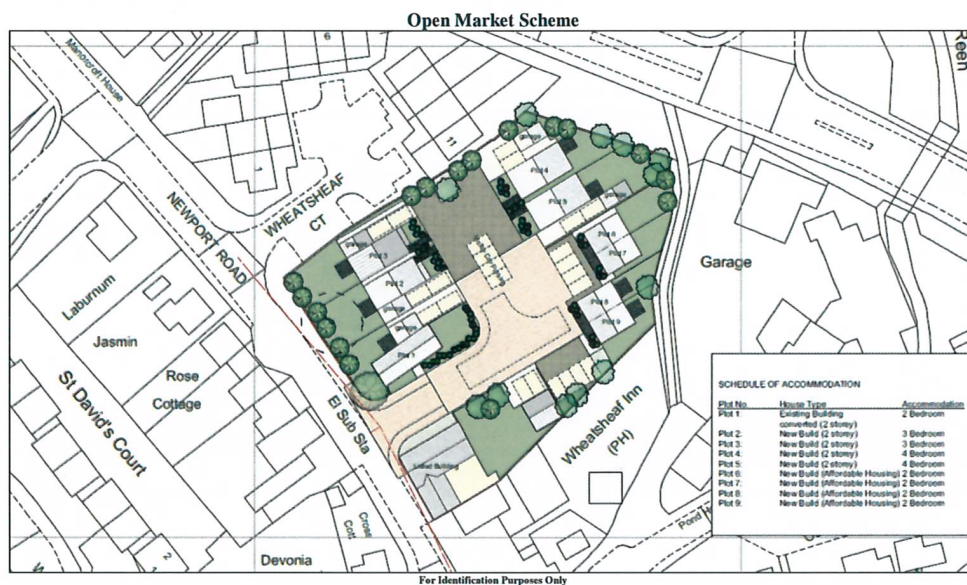
### Scheme 1 - 100% Affordable Housing Scheme comprising:

- 1 no. three bed house
- 1 no. two bed barn
- 5 no. two bed houses
- 2 no. two bed bungalows
- 4 no. one bed apartments



### Scheme 2 – Private Housing Scheme with provision of 25% Affordable Housing comprising:

- 1 no. three bed barn
- 2 no. three bed detached houses
- 2 no. four bed detached houses
- 4 no. two bed semi-detached houses



The response from the Council was that they considered the site suitable for residential development and in particular the following points were raised:

- Setting of the Listed Farmhouse in relation to the proposed development,
- Position of the access.
- Preservation of mature trees.
- Impact on existing residents.

A copy of the Pre-Application is available upon request.

The site therefore offers the potential for a new build residential development and for renovation of the derelict Farmhouse. Should the Farmhouse be excluded from the sale the boundaries of the Farmhouse with the development site will be agreed with the Purchaser prior to a commitment to purchase. Full vehicular access over the development site will be retained for the benefit of the Farmhouse together with the right to connect into all services serving the development site.

### **SERVICES**

Please make your own enquiries.

### **LOCAL AUTHORITY**

Monmouthshire County Council  
County Hall  
The Rhadyr  
Usk  
NP15 1GA

Tel: 01633 644644  
Email: [contact@monmouthshire.gov.uk](mailto:contact@monmouthshire.gov.uk)

### **TENURE**

Freehold with vacant possession.

### **METHOD OF SALE**

The property is for sale by Private Treaty on a conditional or unconditional basis.

Your offer should be presented as follows:

A) For the whole site including the Grade II Listed Farmhouse.

**OR**

B) Excluding the Grade II Listed Farmhouse on a plot as shown on the enclosed site plan for identification purposes only edged green with vehicular and service access rights to be retained over the development site for the benefit of the Farmhouse.

### **VIEWING**

Strictly by appointment with the sole agents.

Rawlins and Madley  
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**SUBJECT TO CONTRACT**  
2362/0319