

For Sale Development Land Mon Bank

Cardiff Road, Newport, NP20 3GD



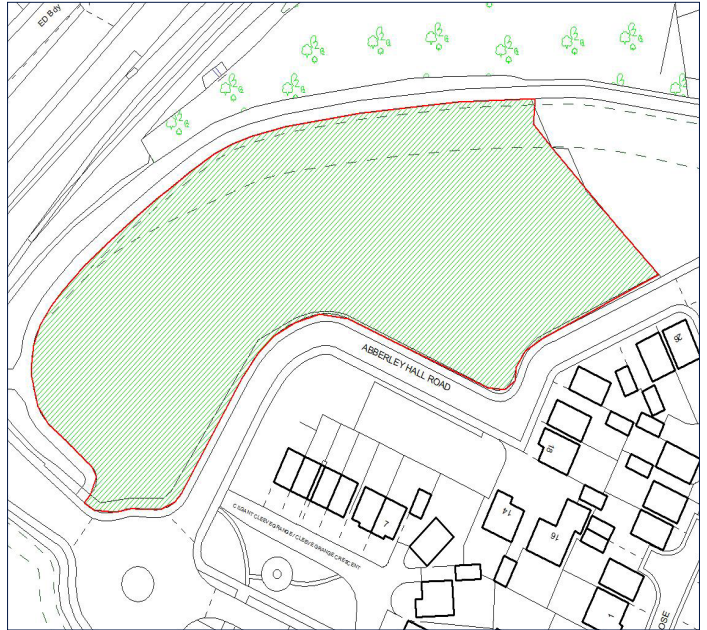
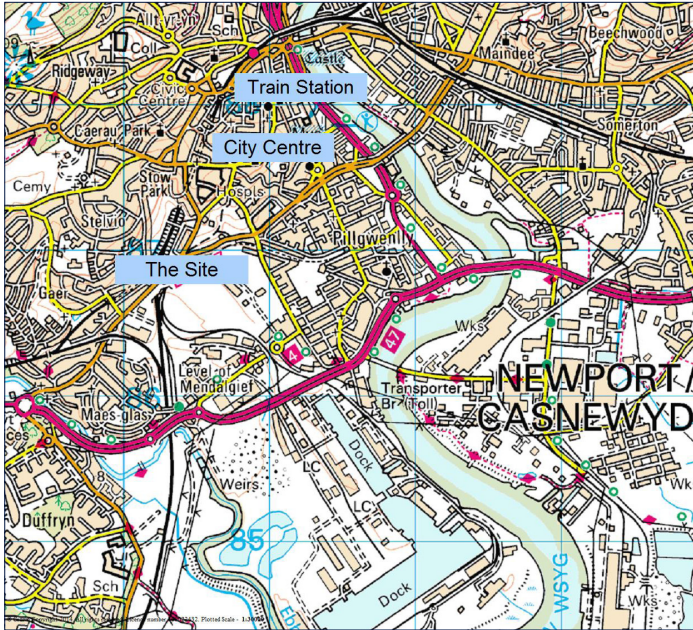
- M4 Junction 28 – 1.4 miles / Newport Town Centre – 1 mile
- Self contained part of a larger residential development
- 0.79 ha (1.95 acre) site
- Remediated and serviced including high speed fibre optic connectivity
- Suitable for a variety of uses (S to P)

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Location

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 east, and junction 28 of the M4 which is only 1.4 miles to the west.

The site is accessed via a new bridge which has been constructed over the railway line which runs adjacent to the property and sits at the head of the new residential community being created at Mon Bank, and adjoining Harlech Retail Park, home to Tesco Extra, Homebase, Currys PC World and McDonalds.

Newport is the third largest city in Wales with a population of 145,736. 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 town centre has seen considerable regeneration which continues in the recent opening of Friars Walk, the new town centre retail and leisure scheme which is home to 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

M4 J28	1.4 miles
Town Centre	1 mile
Cardiff	14 miles
Bristol	32 miles
Bridgend	29 miles

By Rail

Cwmbran	10 mins
Cardiff	15 mins
Bristol Parkway	20 mins
London Paddington	110 mins

Description

The property comprises a level development site situated on the eastern side of the entrance of the new Mon Bank residential development. The site benefits from good visibility from Cardiff Road.

Highway access has been provided to create access into the plot and utility services, including high speed fibre optic cable is provided to the site boundary.

The plot has a site area of 0.79 ha (1.85 acres).

Planning

The site is considered as 'white land' and is suitable for a variety of uses including residential, retail, care and leisure, subject to receipt of planning permission.

Method of Sale

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

Offers are to be received by 12 noon on Thursday 12th January 2017. Offers will be accepted either by email to scaldwell@savills.com or post to 12 Windsor Place, Cardiff, CF10 3BY.

Viewings & Further Information

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

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