

FOR SALE

ON BEHALF OF
LINC CYMRU HOUSING ASSOCIATION

Linc



Prime Residential Development Land LYSAGHT PHASE 2, ORB DRIVE, NEWPORT

8.44 ACRES (3.41 HECTARES)

NP19 ORA

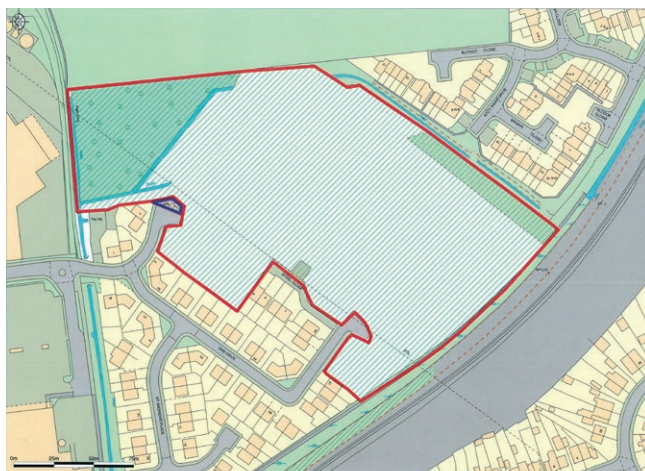
An outstanding development opportunity in an established residential location with good access to Newport City Centre and M4 Motorway.

SITUATION

The subject land forms the second phase of the Lysaght Development, and is located approximately 1 mile to the southeast of Newport City Centre. Access is obtained from Orb Drive which adjoins the A48, and connects to the M4 Motorway (Junction 24) within 3 miles. The cities of Cardiff and Bristol are within approximately 12 and 32 miles respectively.

The surrounding area has seen significant regeneration in recent years, with the construction of the new crossing over the River Usk, and development of a number of large out of town retail stores. The Lysaght Village residential development, which is now nearing completion, is in close proximity.

The historic Lysaght Institute is also accessed from Orb Drive, which is now a venue for conferences and other events, following a £3 million refurbishment some 7 years ago.



Plans are for identification purposes only. Not drawn to scale.

DESCRIPTION

The site area as edged red on the enclosed plan extends to approximately 8.44 acres (3.41 hectares) and is generally level. Access is obtained through the Phase 1 Development, leading from Orb Dive.

PLANNING

A comprehensive Planning Overview is provided in the Information Pack, but in summary a reserved matters planning application for 176 dwellings was approved on 2 December 2009 (Ref. 09/0850). The first phase of the development has been implemented comprising 76 units, constructed in accordance with the reserved matters approval. As such the balance of the site (Phase 2) benefits from an extant planning permission for construction of the remaining 100 units.

It is essential that all interested parties read the Planning Overview provided in the Information Pack in order to satisfy themselves regarding the nature of the extant consent and the conditions which will need to be discharged specifically in relation to the Phase 2 Development.



Similarly prospective purchasers should consider the Planning Overview in order to familiarise themselves with the implications that would arise upon a fresh planning application being made for the Phase 2 area.

The Phase 1 Development was undertaken by Linc Cymru, and the Planning Overview refers to the possibility that the Local Planning Authority will recognise that the Affordable Housing requirement of 20% attaching to the original planning permission, has already been met. However it is emphasised that this position will need to be confirmed directly with the Local Planning Authority.

TENURE

Freehold.

VAT

To be confirmed.

INFORMATION PACK

A technical Information Pack is available from this office, which will include copies of the Planning Overview including relevant Decision Notices and Section 106 Agreement, Topographical Survey, Ground Investigation reports, Drainage Strategy and Statutory Services report.

All necessary title information and other relevant legal documentation is available in a Data Room that has been set up by the Seller's solicitors, Hugh James. Details of how to access the Data Room will be distributed within the Information Pack.

METHOD OF SALE

The property is offered for sale by informal tender. Tenders are to be submitted to the offices of Rawlins and Madley on the prescribed forms by **12 noon on Friday 5th July 2019.**

VIEWING

Strictly by appointment with the sole selling agents:

Rawlins & Madley, 17 St Andrews Crescent, Cardiff, CF10 3DB.

Tel: 029 2064 0055

Email: jeremy@rawlinsmadley.com



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