

MONMOUTH

DIXTON ROAD • NP25 3SJ

PROMINENT DEVELOPMENT
SITE FOR SALE

- Extensive frontage onto A40
- Main route into Monmouth centre
- Located on the busy A40 roundabout at the turning to Dixon Road



(0.81 hectares)
2.0 acres

ON BEHALF OF

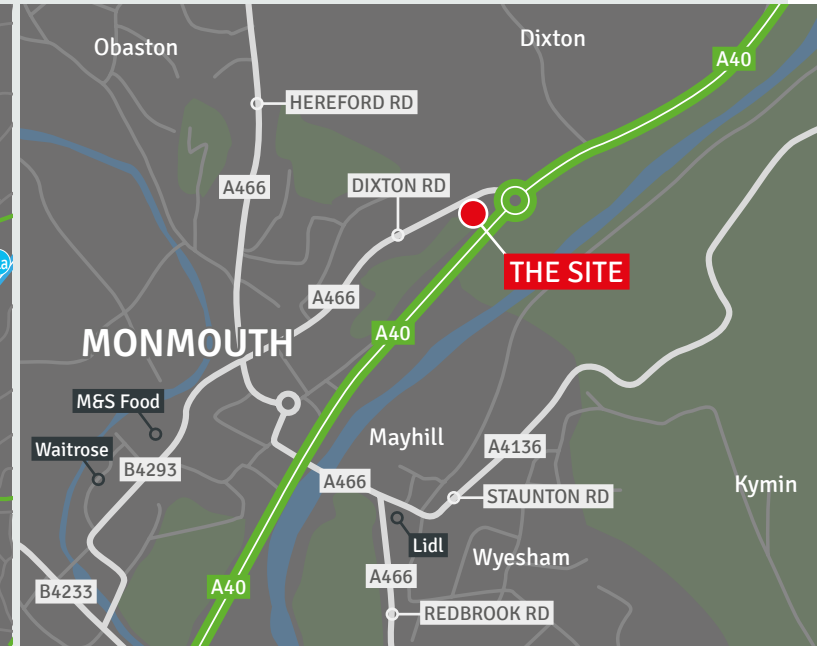
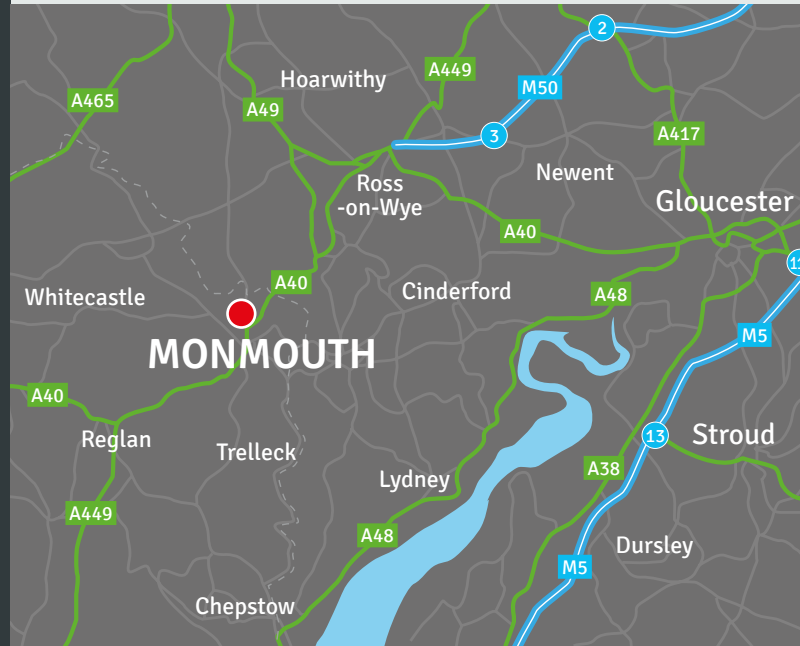


RAPLEYS

LOCATION

The subject site is prominently located on the busy A40 roundabout at the junction of Dixton Road on the northern edge of the historic, densely populated County town of Monmouth.

Dixton Road forms the main route to the town centre from the north and the A40 provides quick access to the A449 which links up with the M4 in Newport to the South and with the M50 and then in turn to the M5 motorway to the North.



2.0 acres (0.81 hectares)





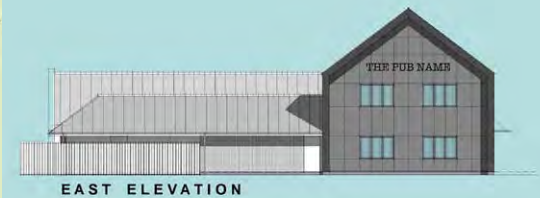
Previously Proposed Development

PLANNING

The site is allocated for development by Monmouthshire County Council but there is no live consent in place. Extensive discussions have been held with the Planning Authority and it is believed that consent for a pub and hotel would be forthcoming, although other uses would also be considered.

Interested parties should make their own enquiries of Monmouthshire County Council.

Proposed Elevations



EAST ELEVATION



WEST ELEVATION

For Illustration Purposes Only

DESCRIPTION

A highly prominent 2.0 acre roundabout site with extensive frontage to the A40 dual carriageway on the edge of the Monmouth conurbation.

The site comprises an undeveloped piece of land at the apex of the junction with the A40 and Dixton Road. Currently surrounded by trees and bushes which could be removed to enhance the visibility of any new buildings to an extremely high volume of traffic converging at this important roundabout junction.

TENURE

Freehold.

TERMS

Offers are invited for the freehold interest.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

The site can be viewed from Dixton Road at any time. Parties wishing to walk on to the site may do so entirely at their own risk.



RAPLEYS

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