

DEVELOPMENT OPPORTUNITY



The Former Gilwern Community Centre
School Lane, Gilwern, Monmouthshire, NP7 0AT

Expressions of Interest Invited

Monmouthshire Estates Development Team

Phone: 01633 644417

Email: estates@monmouthshire.gov.uk



The Opportunity

Monmouthshire County Council's Estates Development Team are inviting 'expressions of interest' from developers for this exciting opportunity to redevelop the Former Gilwern Community Centre site. This is a rare and unique site with various potential uses subject to the necessary planning consents.

Expressions of interest can be made on the basis of purchasing as a whole or in part, should there be interest in either the building or development land separately.

Site Location & Description

The site is located in the village of Gilwern, approximately 6 miles west of Abergavenny.

The site is approximately 0.8 acres in size and is accessed via School Lane, a narrow road running parallel to the Brecon and Monmouthshire Canal.

The site consists of the former community centre, an attractive single storey building (not listed) that has the potential for many different types of uses including business and residential. The building is circa 287 square metres in size and has the potential to be increased through the introduction of a second floor. A small single storey extension sits connected to the west of the building.



Image 1: Location map of site

A further separate small building that was once the local Police station sits to the south-west of the site and can be immediately seen when approaching the site from School Lane.

There are a number of mature trees, some of which we are advised would need to be retained as part of any redevelopment proposals. The land topography is relatively flat falling away gently to the north.



Image 2: Aerial view of site

Planning

The site has been subject to a Pre-planning enquiry via the Brecon Beacons National Park Planning Authority. Proposals included a change of use of the community building for both business and residential purposes and for development of the land. Whilst various uses exist for the building and land, MCC Estates have developed several options for the site as residential. To illustrate how the site could support housing, several indicative drawings have been produced with varying degrees of density. Options range from a single dwelling through to six units.

Interested parties should note that any future change of use of the site would be subject to a detailed planning application via the BBNP.

Image 4 and 5 illustrate two of the options explored via MCC Estates. Image 4 allows for 4 dwellings including the retention and conversion of the community building into a single dwelling. Image 5 illustrates how the site could be split in two to allow the existing community building to be used for business purposes and/or residential, with the remaining land used for alternative uses. Both options provide the demolition of the extension and the separate single storey building (former police station).

Further information is available on request and include scaled drawings for all other site options produced.

It should be noted that any proposed use for the site would need to maintain an existing right of way to the rear of two properties whose gardens back onto the site at the northern boundary.

BBNP have advised that any planning application will need to demonstrate that the proposed use and design is appropriate, based on a robust context appraisal of the site and the wider surroundings.

Further planning related enquiries can be made to BBNP:

Tel: 01874 624437

Email: planning.enquiries@beacons-npa.gov.uk



Image 3: Gilwern Community Centre



Image 4: Potential Development Option



Image 5: Potential Development Option

Tenure

The property is available freehold with vacant possession.

Rights, Easements & Boundaries

A right of way over the access track to the west of the site is granted to two properties on Main Road, Gilwern. Further details available on request.

The property is to be sold subject to, and with the benefit of all existing rights whether public or private, including easements and restrictive covenants whether referred to in these marketing particulars or not and to the provisions of any planning scheme of County or Local Authorities.

Viewings and Enquiries

Viewings can be scheduled via contacting the Estates Development Team, details of which can be found opposite.

Expressions of Interest

During this initial stage of marketing, the Estates Development Team are seeking interested parties to come forward and register their interest and intended use of the site. MCC are specifically keen to better understand the demand and variety of uses that the market requires. All feedback is welcome. Interested parties can register their interest and provide feedback on existing or new site proposals via email or by phone.

Sales Information Pack

A sales information pack is currently being prepared in readiness for the future formal marketing of the site. The sales pack will be available on request at a future date. Registered parties will be kept informed of developments with the sites future sale, including the method of sale.

Contact Us

Estates Development Team
Monmouthshire County Council
County Hall
The Rhadyr
Usk
NP15 1GA

Telephone: 01633 644417

Email: estates@monmouthshire.gov.uk

Or visit the Monmouthshire County Council website:

www.monmouthshire.gov.uk/property

Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Interested parties must satisfy themselves, by inspection or otherwise, as to the contents of these particulars.

Any areas, measurements or distances referred to are given as a guide only and are not precise. Interested parties must rely on their own enquiries.

It is anticipated that the property will be offered as shown but Monmouthshire County Council reserves the right to withdraw, alter or amend the extent of the property being offered.



Monmouthshire County Council give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are themselves by inspection or otherwise as to the correctness of each of them. All dimensions are approximate. No persons in the employment of Monmouthshire County Council has any authority to make or give any representation or warranty whatsoever in relation to this property. All correspondence regarding this offer is subject to contract. In the event of inconsistency between these Particulars and Conditions of Sale, the latter shall prevail.