



monmouthshire  
sir fynwy

RESIDENTIAL DEVELOPMENT LAND

# LAND AT ROCKFIELD FARM, UNDY, MONMOUTHSHIRE, NP26 3EL



4.61 Hectares/11.39 Acres



For Sale by Informal Tender



Drone Video Available



Greenfield Development  
Land with Outline Planning  
Consent



Village Location with  
Good Access to M4



Phase 2 – Potential for  
122 Units



Within 25 miles of Cardiff, Newport and Bristol

## THE OPPORTUNITY

Monmouthshire County Council's Estates Development Team are bringing to market and will be inviting offers via informal tender, a parcel of attractive residential development land for the second phase of development at Rockfield Farm, Undy.



## SITE LOCATION & DESCRIPTION

Rockfield Farm is a mixed-use development site comprising of both residential and commercial land situated in the village of Undy, Magor.

Undy is a village situated to the east of Magor near Junction 23A of the M4. Undy/Magor offers good transport connections to Newport (11 miles) and Cardiff (24 miles) to the west and Bristol to the east (24 miles) via the M4 or the Severn Tunnel Railway line.

The second phase of development land is now available for sale measuring approximately 4.61 hectares (11.39 acres) and benefits from outline planning permission for up to 122 units. The gradient of the land is relatively level with a gentle slope from west to east giving attractive views over the Severn estuary and Prince of Wales Bridge.

There are a number of mature trees on site, which we are advised would need to be retained as part of any redevelopment proposals. The site is bounded by Breezy Bank (SINC) to the north, the Elms residential estate to the south and the recently developed Greystone Meadows estate to the east.

## PLANNING STATUS

Rockfield Farm is an allocated mixed-use development opportunity for residential and employment. The whole site has attained outline planning permission for the development of up to 266 units and 5,575sqm of B1 employment land (Planning application ref: **DC/2016/00883**). <http://bit.ly/online-applications>

Phase 1 of the development is already sold and under construction for 144 units under reference **DM/2018/01606** <http://bit.ly/mcc-planning-applications>

The site benefits from access to the new junction onto the B4245 and storm water attenuation facilities constructed via Phase 1 of the development. Equally, Phase 1 of the development has provided adequate connection to gas, water, electricity and foul sewer connections to accommodate the later phases of development.

In order to satisfy condition 2a of the outline planning permission, a RM application is shortly to be submitted by MCC's Estates Development Team. Further information can be found in the Development Brief within the Technical Pack.

## SERVICES

Utilities searches and information on the services serving the site is available within the sales pack. Service apparatus with sufficient capacity to serve the Rockfield Estate have been installed and are completed to the boundary of Phase 2. Further detail, including the positioning of points of connection to discharge surface water from the Rockfield Estate, can be found in the Development Brief within the Technical Pack. We advise that applicants should make their own enquiries with the relevant statutory service providers.

## OBLIGATIONS

The purchaser would be expected to enter into a Unilateral Undertaking with Monmouthshire County Council as part of the S106 agreement and to be responsible for all the obligations set out in the Unilateral Undertaking (Schedule 2 & 3). The Unilateral Undertaking agreement is contained within the Sales Pack.

With reference to the Unilateral Undertaking Schedule 3 Highways Contribution, it should be noted that 2.1 will be amended within the S106 Agreement to reflect the obligation to construct a new estate road to the site boundary of C1 (commercial employment land) and C2 (residential land) as illustrated in the approved Development Framework Plan.

The purchaser of the second development phase will be under contractual obligations including:

- To amend and develop the registered RM application providing all outstanding documentation for decision purposes or to submit a new RM planning application within 3 months of exchange of contracts.
- To provide a principle estate spine road to adoptable standards to a specification agreed with MCC Highways from The Elms to an agreed boundary of the proposed 'C1' development parcel within 12 months from completion.

- To provide surface water storage attenuation facility that is capable of accommodating surface water from Phase 2 and the adjacent C1 commercial development parcel within 12 months from completion. Please refer to the WYG Drainage Strategy Report in the technical pack.
- To provide adequate gas water and electricity utilities and foul sewer connections of sufficient capacity for the development of the proposed 'C1' development parcel within 12 months from completion.
- To provide 25% of the total number of dwellings as Affordable Housing.
- To enter a S106 agreement agreeing to satisfy all obligations set out in the Second and Third Schedule of the Unilateral Undertaking.

## TENURE

The site is available freehold with vacant possession.

## METHOD OF DISPOSAL

The site will be offered for sale by tender on a date to be announced. Tender documentation is available in the sales pack. Tender's must be submitted in accordance with the details set out in the proforma.

Interested parties are requested to formally register their interest and will be informed of the Tender deadline in due course. Interested parties who intend submitting a proposal should be aware that all bids will be assessed against a matrix criteria including financial offer, presentation, due diligence, track record and funding capability. Bidders are also encouraged to detail added value, including any proposal's to utilise local employment/labour, maximise local benefit and adhere to the Council's Climate Emergency declaration.

**Tenders must be returned to:**  
**Estates Department**  
**Monmouthshire County Council, County Hall,**  
**The Rhadyr, Usk, NP15 1GA**





## TECHNICAL PACK

A sales pack containing the surveys undertaken and submitted as part of the outline planning application can be supplied to interested parties upon request. Bidders must consider the information set out in addition to undertaking their own due diligence.

The pack contains the following information:

- ✓ Site plans
- ✓ Topographical survey
- ✓ Desk based archaeological survey
- ✓ Flood Consequence Assessment & Drainage Strategy
- ✓ Phase 1 Ecology Report
- ✓ LVIA and Green Infrastructure Plan
- ✓ Noise Assessment
- ✓ Masterplan and Design & Access Statement
- ✓ Planning Permission
- ✓ Unilateral Undertaking
- ✓ Transport Assessment
- ✓ Utilities Information
- ✓ Geo-technical and geo-environmental report
- ✓ Arboricultural Impact Assessment

Tender instructions and proforma are to follow.

## VAT

Monmouthshire County Council is to charge VAT on the sale of the second Phase.

## TERMS

Monmouthshire County Council will consider alternative transaction structures including an unconditional and conditional (subject to reserved matters) sale.

## VIEWINGS & ENQUIRIES

The land can be viewed with a set of particulars via a public right of way, however if you wish to arrange access please contact Monmouthshire County Council's Estates Development Team.

## 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.*



## CONTACT US

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