



monmouthshire
sir fynwy

COMMERCIAL DEVELOPMENT LAND

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



3.21 Hectares / 7.93 Acres



For Sale by Informal Tender



Drone Video Available



Greenfield Development
Land with Outline Planning
Consent



Village Location with
Good Access to M4



Phase 3 – 5575 sqm of
B1 floor space



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 commercial development land for the third 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 (24 miles) to the east via the M4 or the Severn Tunnel Railway line.

MCC Estates Department are seeking expressions of interest for the land measuring approximately 7.93 acres and benefitting from outline planning permission for up to 5575sqm of floor space. The land gently slopes west to east and offers attractive views over the Severn Estuary.

PLANNING STATUS

Rockfield Farm is an allocated mixed-use development opportunity for residential and employment land. The whole site has attained outline planning permission under planning application ref: **DC/2016/00883**.

Phase 3 land benefits from access to the new junction onto the B4245 and storm water attenuation facilities constructed via Phase 1 and Phase 2 (Land parcels A, B & D).

SERVICES

Mains gas, electricity, water and telecommunications will be available at the boundary of C1 and C2 given a contractual obligation for the developer of phase two to provide connection points and ensure sufficient capacity for the commercial development.

Further information is available via the Technical Pack. Interested parties are advised to make their own enquiries with the relevant service providers.



OBLIGATIONS

The purchaser will be expected to enter into a Section 106 Agreement with MCC for the construction of the estate road from the boundary of C2 to serve the commercial development site and to terminate at the western boundary of the adjacent allocated residential development site known as Vinegar Hill.

Monmouthshire County Council has declared a climate emergency:

<http://www.monmouthshire.gov.uk/climate-emergency/>.

Bids should include explanation of how you intend to adhere to this declaration.

TENURE

The site is available freehold with vacant possession.

VAT

Monmouthshire County Council is to charge VAT on the sale of the third phase.

TERMS

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

METHOD OF DISPOSAL

The site will be offered for sale by tender on a date to be announced. Tender documentation will be available in the technical pack. Tenders 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 details additional benefits, including any proposals to utilise local employment/labour and maximise local benefit.

Tenders must be returned to:

Estates Department
Monmouthshire County Council, County Hall,
The Rhadyr, Usk, NP15 1GA



Indicative Plan of Commercial Development.

CONTACT US

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