

RESIDENTIAL PROPERTY FOR SALE BY TENDER

**6 LEECHPOOL HOLDINGS, PORTSKEWETT,  
MONMOUTHSHIRE, NP26 5UU**



Tender submission deadline 12:00 noon Friday 30<sup>th</sup> April 2021



Approximately 104 sqm  
of Floor Area



For Sale by Informal  
Tender



Excellent Transport Links



Large Surrounding  
Garden



2.5 miles to Caldicot  
3.0 miles to Chepstow



Semi-Detached Property

## THE OPPORTUNITY

Monmouthshire County Council's Estates Development Team bring to market and invite offers via informal tender, an attractive three bedroomed semi-detached cottage located in the Portskewett area of Monmouthshire, south east Wales.

## LOCATION

The property is located approximately 2.5 miles from Caldicot and 3 miles from Chepstow. The location offers excellent transport links in all directions with the A48, M48 and M4 providing good access to Bristol via both Severn Bridge Crossings and Newport and Cardiff. There is also well-connected bus routes to Caldicot, Newport & Chepstow (X74 & T7). Train stations at Chepstow and Caldicot are within 3 miles of the property.

The bustling historic market town of Chepstow offers excellent amenities including a Tesco Superstore, M&S food hall, numerous pubs, cafes and restaurants. Chepstow and Caldicot both offer primary and comprehensive schools, leisure centres and visitor attractions. There is also a nearby golf and country club.

## DESCRIPTION

Approached via a shared driveway, this delightful, three bedroomed semi-detached house requiring modernisation, has a rural outlook with views over the surrounding countryside.

The ground floor comprises; an entrance hallway, bathroom, reception room, under stairs cupboard, reception/dining room and kitchen.

The first floor benefits from three good-sized bedrooms and WC. The master bedroom is a good size and offers large built in storage areas. Bedroom's two & three are double rooms overlooking the side and rear gardens.

The property has a good size garden and benefits from the option of a single garage available via separate negotiation under license from MCC. Further information available on request.

Please note floor plans are unavailable for this property.

## TENURE

The site is available freehold with vacant possession

## METHOD OF DISPOSAL

The property is offered for sale by informal tender. Tender documentation is available within the technical pack via MCC's Estates Available Property webpage. Tenders must be submitted in accordance with the details set out in the pro-forma.

Please note Monmouthshire County Council has declared a climate emergency <https://www.monmouthshire.gov.uk/climate-emergency/>. Bids should include an explanation of how you intend to support this declaration.

Interested parties are requested to formally register their interest. Interested parties who intend submitting a proposal should be aware that bids are assessed against a matrix criteria including financial offer, presentation, due diligence, track record and funding capability. Bidders are also encouraged to detail additional benefits, including any proposals to utilise local business, employment and labour to help maximise and support the local economy.

## VAT

The property is not subject to VAT.

## SERVICES

Oil central heating, mains electricity and water, private foul drainage via septic tank. Interested parties are advised to make their own further enquiries with the relevant service providers.

## EPC RATING

Energy rating – E49

A copy of the EPC certificate is available on request.

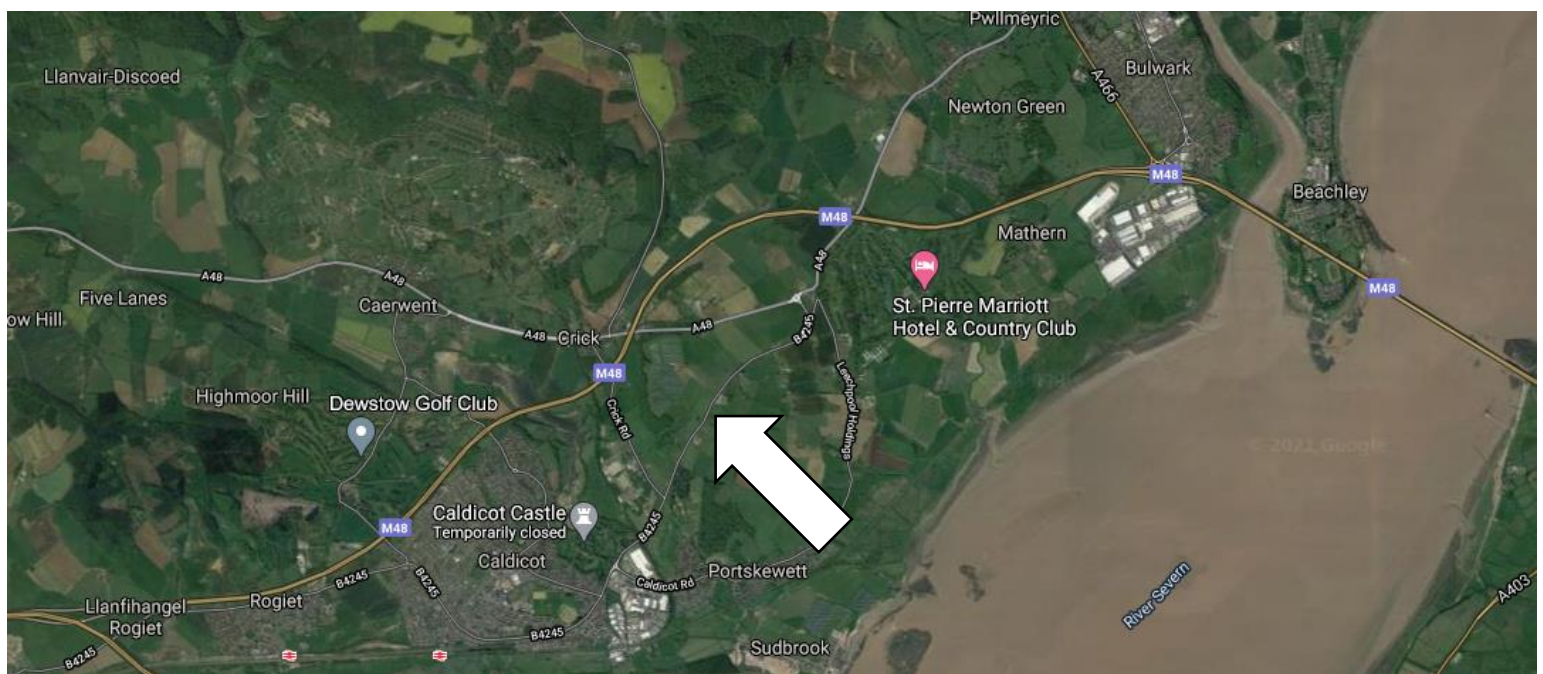
## VIEWINGS

By arrangement.

## CONDITIONS

50% contribution towards the maintenance of the shared private driveway.









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**6 Leechpool Holdings, Portskewett, NP26 5UU**

Red line area for sale. Blue line area subject to licence agreement (garage)

Monmouthshire County Council, County Hall, The Rhadyr, Usk. NP15 1GA

Scale : 1:500

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