

DEVELOPMENT LAND FOR SALE

FORMER USK WASTE & RECYCLING CENTRE, MARYPORT STREET NORTH CAR PARK, USK, NP15 1ED



Approximately 0.01 ac
400sqm



For Sale by Informal Tender



Brownfield Development
Land



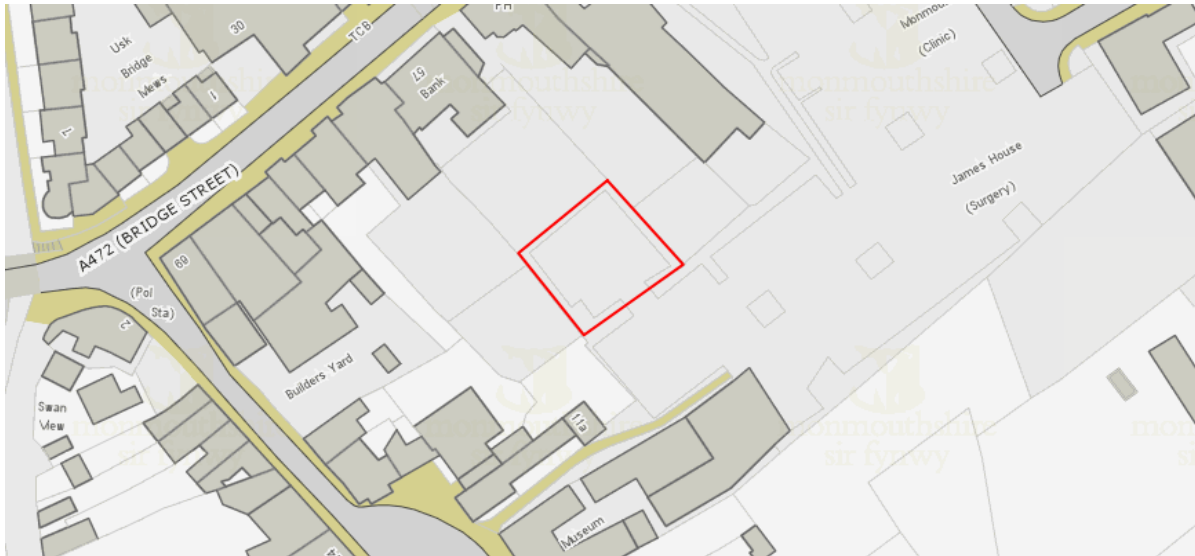
Central town location
accessed through the public
car park



Potential for alternative
uses, subject to planning

THE OPPORTUNITY

Monmouthshire County Council's Estates Development Team are bringing to market and will be inviting interest, for an area of amenity development land situated within Maryport Street North Car Park, Usk.



SITE LOCATION & DESCRIPTION

The Property comprises a parcel of cleared brownfield land, formerly used by the Vendor as a household waste and recycling centre. The site extends to approximately 0.01 acres (400 square metres) in size as outlined red on the plan. The site is located adjacent to the public car park of which provides the only means of access to the site. The site is broadly level and comprises an area of hardstanding enclosed by high stone walls. The site can be found directly across from the Usk Rural Life Museum and to the rear of the main high street within Usk town centre.

TENURE

The site is available freehold with vacant possession

VAT

VAT is not to be elected on this site.

PLANNING STATUS

Interested parties are advised to make their own enquiries with the Local Planning Authority Tel: 01633 6444831. The lands current use class is sui generis.

METHOD OF DISPOSAL

Interested parties are requested to formally register their interest with MCC Estates. The Tender deadline is subject to confirmation with all interested parties informed in due course. Interested parties should be aware that bids will be assessed against a matrix criteria including financial offer, presentation, due diligence, track record and means of funding. Bidders are also encouraged to detail 'added value' such as any proposals to utilise local labour/materials and maximise local benefit in supporting the local economy. In addition, any proposal to contribute to the Councils declared climate emergency.

TERMS

Monmouthshire County Council will consider alternative transaction structures including unconditional and conditional offers.

Expressions of interest to be logged via email: Estates@monmouthshire.gov.uk

Phone: 01633 644417