



- + Development site with planning
- + Prime waterside location
- + Offers in excess of £250,000

FOR SALE - Development Site With Planning

Location

Newport is situated between Cardiff and Bristol and has a resident population of approximately 147,700 people (2011 Census). The property is located south east of Newport's central business district just off Usk Way, one of Newport's primary arterial roads connecting the north and the south of the city.

The property is in close proximity to the River Usk and benefits from scenic views across the river. There are a number of residential estates that run on both sides of the river bank having formed part of Newport's recent regeneration. There is a public footpath that runs between the property and the river.

Notable businesses in close proximity include Sytner Newport BMW, Bannatyne Health Club, Greggs and HM Passport Office.

Description

The available site forms part of the Newhaus Development built by Westmark Properties. Phase 1 and 2 were built out in 2012 with phase 3 being the last remaining phase for development.



Site Area

The total site area is approximately 1.055 acres (4,270.81 sq m).

Development and Planning

The Newhaus site was granted full planning permission in 2007 under application no 05/1644.

Phase 3 consists of 90 units (50 x 1 bed and 40 x 2 bed) with a total GIA area of 53,425 sq ft over 5 floors.

The concrete slab foundation was laid a number of years ago. The planning consent is therefore active.

Tenure

We have been instructed to dispose of the 125 year leasehold interest of Phase 3 dated 13 April 2012 (Register CYM556309).

The freehold interest is held by Newport City Council (Register WA261033).

VAT

The property has been elected for VAT.

Proposal

Offers in excess of £250,000 for the long leasehold interest.

Costs

Each party to bear their own legal and professional costs incurred.

Contact

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Carlo Piazza
Email: david@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

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