



FOR SALE

DEVELOPMENT OPPORTUNITY

- Approximately 0.95 acres (0.38ha) of amenity land
- Strategic location within Undy
- Excellent accessibility
- Close to local amenities
- Benefitting from previous planning permission for residential development

Development Land in Undy

Church Road, Undy, Caldicot, NP26 3HH

**OFFERS IN EXCESS OF
£700,000**

A rare opportunity to purchase approximately 0.95 acres of amenity land located just south of the rapidly expanding village of Undy, offering an exceptional opportunity for developers looking to capitalise on a thriving area with excellent connectivity.

DESCRIPTION

The property comprises a prime development opportunity within the popular village of Undy. The site includes a level lying block of bare amenity land extending to approximately 0.95 acres (0.38 Ha).

The land benefits from direct roadside access onto Church Road. The land is situated between existing built residential development and is located within the Village Development Boundary.

LOCATION

The site is located south of Undy, an expanding village conveniently located just off the B4245 and well connected to other major road networks including the Junction 23 of the M4 motorway as well as the M48 and M5 motorways corridors.

These connections provide efficient routes to key cities including Newport, which is 11 miles distant, Cardiff at 22.3 miles and Bristol approximately 23.8 miles away.

DIRECTIONS

When heading east from Magor, continue along the B4245 approximately 1 mile before taking the right hand turn onto The Ramp. After passing Undy Football Club, at the crossroads turn left onto Church Road. Continue approximately half a mile where the property can be found on your left-hand side, immediately opposite St. Mary's Church and Undy Village Hall.

When using the mobile application What 3 Words [///: fully.swarm.brush](https://www.what3words.com/)

SERVICES

Potential purchasers should make their own enquiries as to location and costs of connections to mains services although all mains' services are believed to be readily available.

PLANNING

The land has historically approved planning for the erection of six dwellings with garages and associated works. This permission has now expired however we would recommend interested parties make enquiries with the Local Planning Authority.

Details of the historic planning permission is available on Monmouthshire County Councils website under Planning Reference DC/2007/01277.

EASEMENTS, COVENANTS & RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which affect it. A footpath runs along the northwestern boundary of the land to the recreational grounds to the rear (Ref 372/1/1).

TENURE

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Monmouthshire County Council: Tel 01633 644644.

ACCESS

The land is accessed directly off Church Road which adjoins the B4245.

VIEWING

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier. We request that interested parties contact David James at our Magor Office on 01633 880220 to register their interest and inform us of their viewing.

PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

