

STRATEGIC LAND

Land at Langstone, Newport, NP18 2JX

Site Area: Approx. 29.09 Acres (11.77 Ha)



Land under
Option to
Redrow Homes

Ideal Developments Ltd (Persimmon
Homes) / The National Assembly for
Wales Freehold

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Plan is not to scale and is for indicative purposes only.

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LOCATION

The site is located in Langstone, a village set on the eastern edge of the city of Newport. The village is a popular location given its proximity to the the M4 and rural setting yet situation within a short distance from the centre of Newport. Langstone itself benefits from a nursery, primary school, public house, village hall and multiple hotels.

Langstone is well connected being located off Junction 24 of the M4 motorway, with direct access into the city via the B4237 and the A48. Newport Train Station is located 5 miles to the south west of Langstone and the Severn Tunnel Junction is within 6.5 miles to the south east.

DESCRIPTION

The site extends to approximately 29.09 acres (11.77 hectares) of pasture, comprising two main parcels, the most northern of which is fairly level, with the southern parcel falling away towards the M4 to the south. The northern parcel of circa 9 acres is predominantly pasture, with woodland in the western corner with mature trees screening the site from the further land holding and M4 to the south. A watercourse runs along the eastern boundary of the northern parcel and then runs in a southerly direction underneath the M4.

The site is accessed to the north via an established agricultural gated entrance off the Magor Road/B4245.

The site is owned under the Freehold Title WA855461.

PLANNING

The subject site is situated within the planning jurisdiction of Newport City Council. Current adopted policy is covered by the Newport Local Development Plan 2011-2026, adopted in January 2015. Newport City Council is currently preparing the Newport Replacement Local Development Plan. The Growth and Spatial Options submission window closed on the 8th of March 2023, which considers the scale of growth (housing and employment) and broad options for where that growth could be located (spatial options). The next step in the replacement Local Plan is the Preferred Strategy Consultation which is anticipated for Autumn 2023. This is when the Candidate Sites will be published from the Call for Sites process back in Summer of 2021.

We are aware that representations have been made for the site to be considered for future development. Further information can be made available.

Parts of the site to lie adjacent to the Langstone-Llanmartin Meadows Site of Specific Interest (Wales).

On the adopted policy 'Constraints Map Jan 2015' it broadly illustrates that the site falls within TAN15 Zone C2 and TAN15 Zone B. The area within Zone C2 suggests that it is without significant flood defence infrastructure and Zone B shows areas to have flooded in the past. Parties are to make their own enquiries in this regard.

Land to the west of the subject site is currently under Option to Redrow Homes. Land immediately to the east of the subject site is under the ownership of Ideal Developments Ltd. (Persimmon Homes).

SERVICES

Parties should satisfy themselves as to the availability of services. We have not carried out any tests in this regard.

TERMS

The site is available for promotion via an Option or Promotion Agreement. Parties are invited to submit terms as follows:

- Type of agreement
- Percentage – discount/share of proceeds
- Premium payment(s) to landowner
- Term(s) of agreement
- Any deductible costs
- Promotion cost cap
- Any deductible costs
- Minimum price per gross acre
- Confirmation of payment of landowner's professional fees

The vendor may consider freehold interest with overage terms.

Confirmation of interest and offers should be sent by email to Jack Mouldsdale – jack.mouldsdale@brutonknowles.co.uk

VIEWING

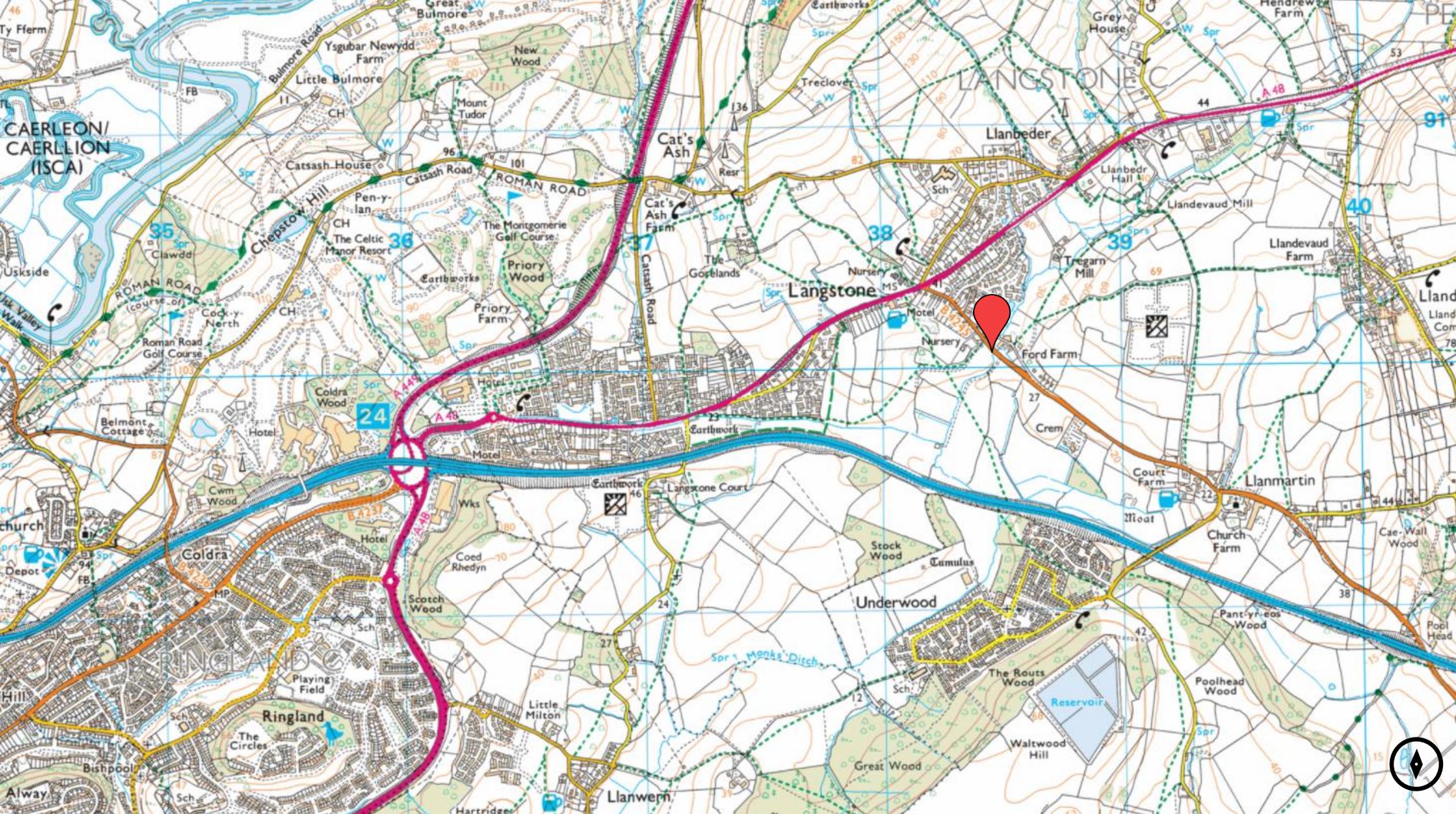
Viewings are strictly by prior arrangement with Bruton Knowles.

BRUTON KNOWLES LLP

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SUBJECT TO CONTRACT - SEPTEMBER 2023

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