

For Sale

Development Land at 246 Newport Road, Caldicot, Gwent, NP26 4AE

0.36 Acres

- A development opportunity in a prominent location
- Freehold with Vacant Possession
- Well located for access to the M4 and M48
- 1 No. existing dwelling house
- Popular location due to recent abolition of Severn Bridge tolls



Location

The site is accessed directly from Newport Road, the main road through Caldicot. The Severn Bridge is less than 10 miles away accessed via the M4, of which Junction 23 is only 4 miles from the site. Bristol Airport is only 30 miles away with Newport and Cardiff being 12 and 26 miles from the site, respectively. Access is provided directly from Newport Road, which acts as the single entry point to the site.

Description

The site is approximately 0.364 Acres in size and currently situates one existing dwelling house with 3 bedrooms and an additional study space upstairs capable of conversion to an additional bedroom.

The land is of generally level topography and is laid out in a regular shape. The site is bordered along the boundaries by existing residential properties.

Severn Bridge Tolls

The tolls have now been abolished on the Severn Bridge crossings and as such houses in locations such as Caldicot are much sought after due to the reduced travelling times across the M4 to Bristol and beyond.

Local Amenities

Caldicot benefits from a vast number of local amenities including numerous primary and secondary schools and a town centre which is to be subject to a large regeneration project over the coming years. The current town centre benefits from many shops and restaurants as well as a large Asda supermarket and a large Waitrose store. Caldicot also benefits from its own Castle and Country Park.

Tenure

The freehold is available for sale with Vacant Possession. The site is all that land and buildings under Land Registry title number CYM748046.

Development Opportunity

There is a valuable development opportunity to be had with this land. Subject to the appropriate planning consents, the land could be developed to build houses or flats.

The site is not situated within a Conservation area restricting development.

EPC

This property has been graded as 51(E).

Price

Available on Request



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