



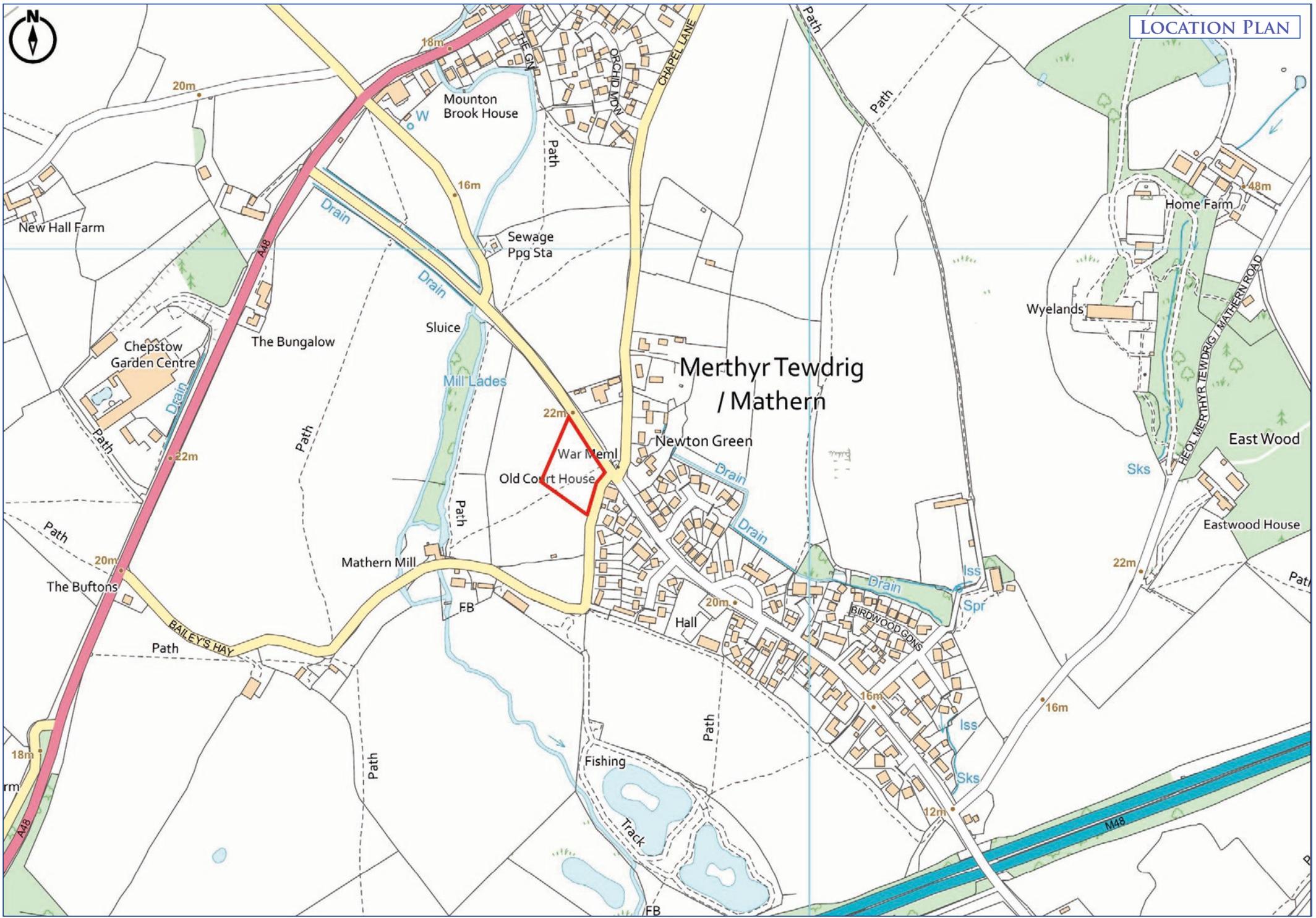
LAND AT BAILEY'S HAY

MATHERN ROAD | MATHERN | CHEPSTOW | MONMOUTHSHIRE

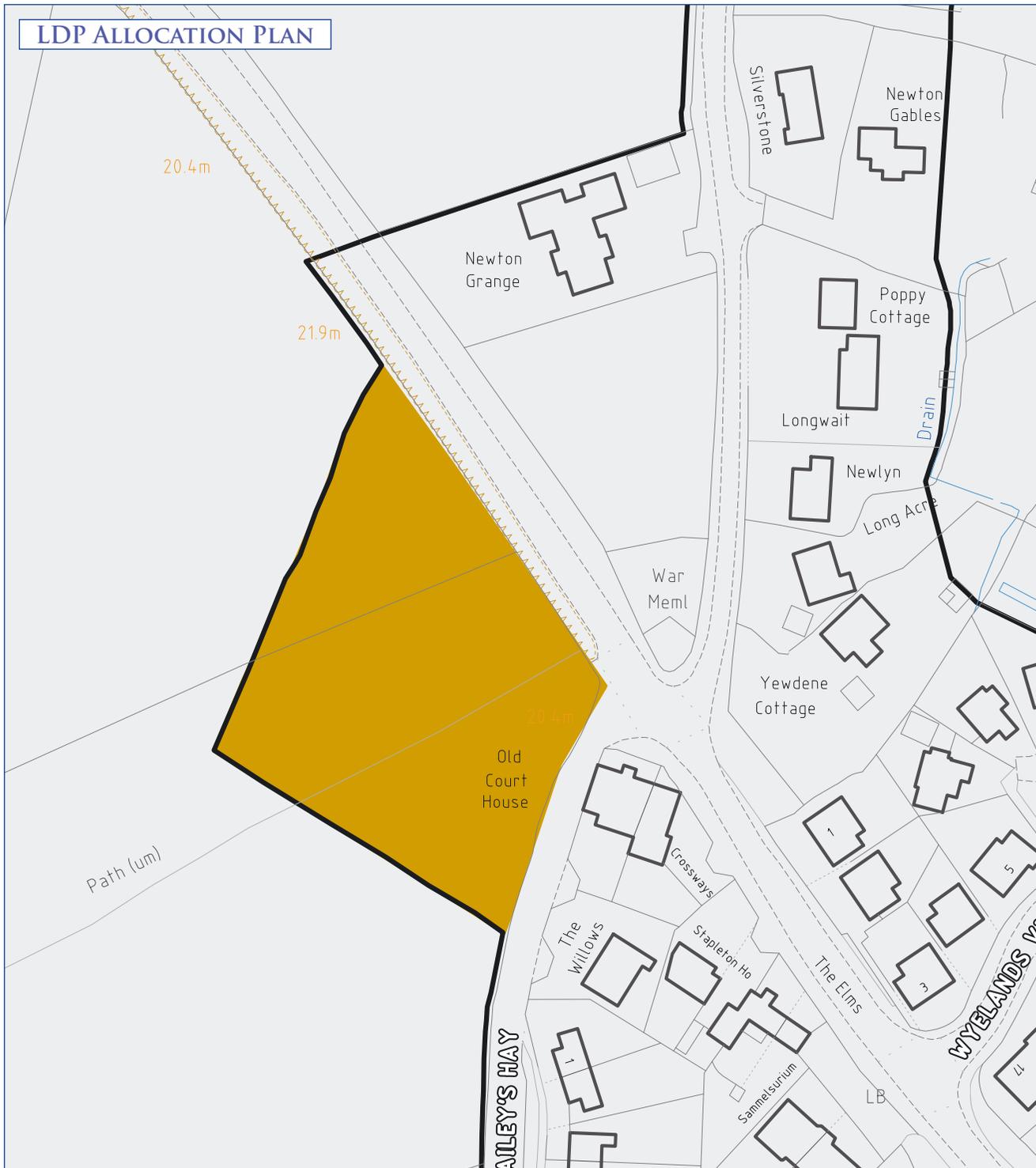




LOCATION PLAN



LDP ALLOCATION PLAN



LAND AT BAILEY'S HAY

MATHERN ROAD | MATHERN | CHEPSTOW
MONMOUTHSHIRE | NP16 6JP

THE LAND AT BAILEY'S HAY IS SITUATED ADJACENT TO THE VILLAGE OF MATHERN, FRONTING ONTO THE MATHERN ROAD, AND OFFERS A PRIME VILLAGE RESIDENTIAL DEVELOPMENT OPPORTUNITY. THE SITE IS ALLOCATED IN THE LOCAL DEVELOPMENT PLAN (LDP) FOR UP TO 15 DWELLINGS (60% AFFORDABLE HOUSING PROVISION).

Mathern is a premium Monmouthshire village hamlet, being located a short distance south-west of the gateway town of Chepstow. The site is situated on the west side of Mathern, with direct access and frontage to the Mathern Road, that connects directly to the A48. Bailey's Hay Lane flanks the east side of the site.

The allocated site area forms part of a wider field parcel. The freehold of the allocated site (exact freehold area to be agreed) is available For Sale with unconditional offers sought.

- Superb location on edge of the premium village of Mathern •
- Frontage onto the Mathern Road & very accessible to Chepstow / A48 •
- Currently Allocated Residential Site for 15 dwellings (60% affordable) in Local Development Plan •
- Mathern enjoys a good range of local facilities & amenities •
- Allocated Site area offered – approximately 0.50 hectares (1.24 acres) – exact freehold area to be confirmed •
- Offered For Sale only on a unconditional basis •

Chepstow 1.5 miles • M48 (J.2) 2.4 miles • Newport / M4 (J.24) 11 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.

SITE INFORMATION

Planning Status / Development Opportunity: The land is located within the planning jurisdiction of Monmouthshire County Council. The site is currently allocated in the Local Development Plan (LDP), adopted in February 2014, for up to 15 dwellings (60% affordable housing provision) under Policy SAH11 (xi). The site allocation is not proposed for rollover or allocation under the Replacement Local Development Plan (RLDP) which is currently at Examination. If planning consent is not secured for the current allocation prior to any adoption of the RLDP then the site may meet policy requirements as a Affordable Housing Exceptions Site (Policy H9). All parties are advised to make and rely upon their own planning enquiries.

The freehold site area agreed is to contain all ancillary mandatory development elements such as biodiversity, green infrastructure and SuD's provision. There are no rights for such elements that will be permitted upon the vendors retained land.

Services: All interested parties should satisfy themselves to the availability, capacity and connection costs for all services & utilities to the site and should make, and rely upon, their own enquiries.

Wayleaves & Easements & Rights of Way: All interested parties should satisfy themselves in respect of any existing wayleaves, easements & rights of way and make and rely upon their own enquiries. An easement for a Dwr Cymru Welsh Water pipeline crosses part of the allocated area.

Development Area & Retained Rights: Only the allocated development area (exact freehold area to be agreed) is available for sale. The Vendor will require a reservation of a full right of access to their retained land, and the appropriate easement rights for all mains services / utility connections to their retained land.

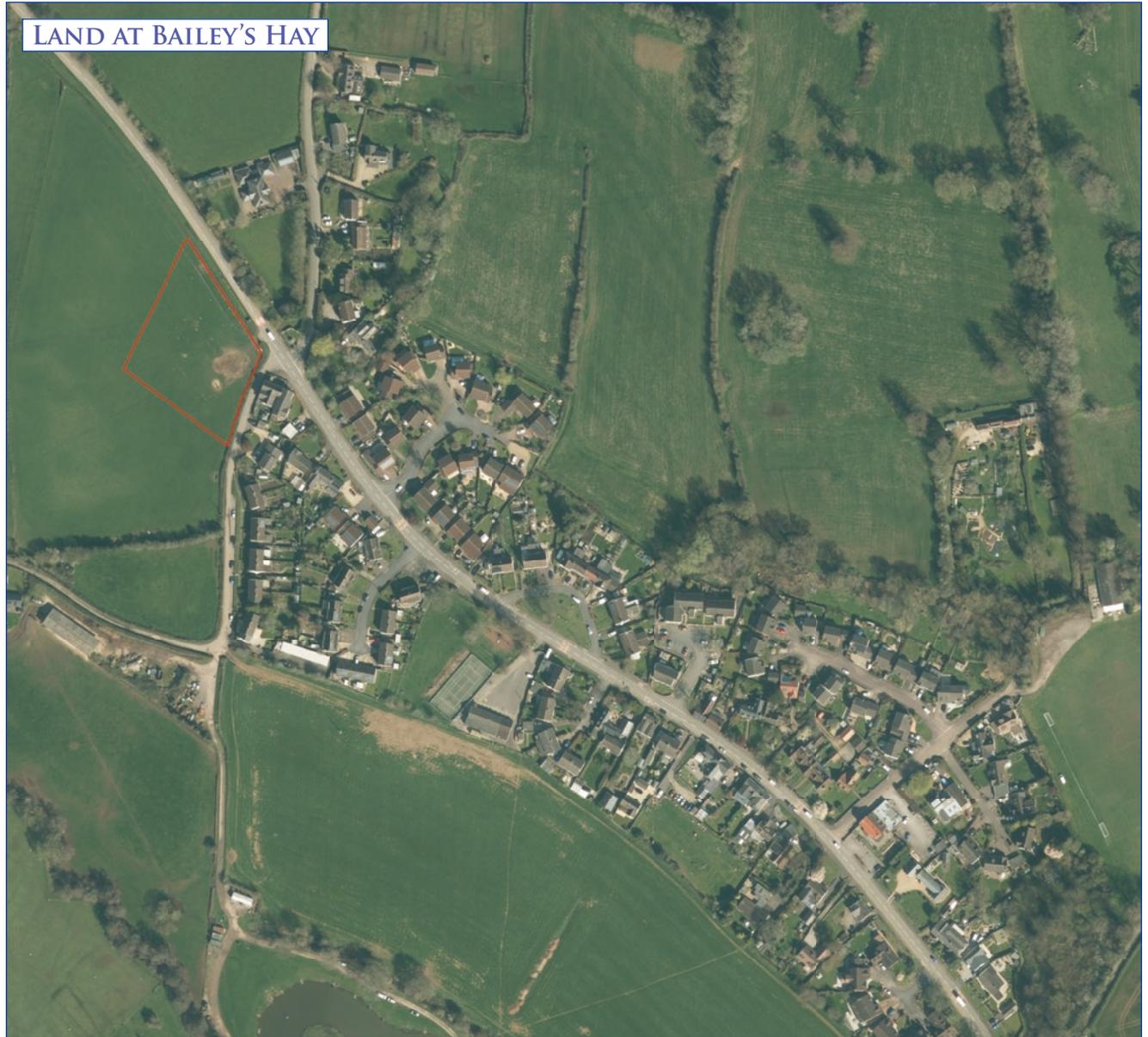
VAT: The VAT position is to be confirmed.

Expressions of Interest: Interested parties should formally express any interest in the site by emailing confirmation to enquiries@powellsrural.co.uk to ensure that they can be provided with any updates that arise throughout the marketing period.

Viewings: At any time during daylight hours with a copy of the brochure, access is available from the existing vehicular & public right of way access upon Mathern Road. All applicants are to exercise due care and attention when conducting a site walk over. No vehicles are to be taken onto the land.

Agent Contact: For further information please contact David Powell BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk

LAND AT BAILEY'S HAY



Powells
Singleton Court Business Park
Monmouth
NP25 5JA



01594 840090
tom@thomaspriceandpartners.co.uk
www.thomaspriceandpartners.co.uk

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or vendors. Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Information is given entirely without responsibility on the part of the agents, sellers or lessor. The photographs show only certain parts of the property as they appeared at the time they were taken and any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment, appliances or facilities. Purchasers must satisfy themselves by inspection and relying upon their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared February 2026.

T 01600 714140
E enquiries@powellsrural.co.uk
W www.powellsrural.co.uk