

SUBJECT:	Proposed acquisition of Land - Magor
MEETING:	INDIVIDUAL CABNET MEMBER DECISION
DATE:	24 th May 2017
DIVISION/WARDS AFFECTED:	Mill / Elms

1. PURPOSE:

To seek approval from the Cabinet Member for Resources to acquire a small parcel of land adjacent to the Three Fields Site in Undy.

2. RECOMMENDATIONS:

- 2.1 That the Head of Community Delivery is authorised to undertake negotiations to acquire the land illustrated on the attached plan for the purpose of improving the community facilities on the Three Fields Site.

3. KEY ISSUES:

- 3.1 The Community and the Council have long term aspirations for the development of a community hall on the Three Fields Site. The Council is working with local stakeholders to develop a design for a new hall and establish the financial viability of the proposals.
- 3.2 We have recently been made aware that the land adjoining the site has been placed on the market for sale by tender with a guide price of £8,000. The local stakeholder group strongly support the acquisition of this land to consolidate the site and provide infrastructure potential for the development of the promoted Magor station.
- 3.3 S106 funding was agreed by Cabinet in March 2017 to enable design, planning and feasibility works to be undertaken on the Three Field Site. This funding could be used to cover acquisition costs for the parcel of land, if we were successful with our tender.

4. REASONS:

- 4.1 The site measures approximately 0.4 acres and directly abuts the Three Fields community site. This land could be used as ancillary recreational space, e.g. picnic area or as a drop off point in the event that the Magor Station proposal is successful.
- 4.2 The Magor Action Group on Rail (MAGOR) and Magor & Undy Community Hub (MUCH) community groups both support the acquisition of this land.

5. RESOURCE IMPLICATIONS:

5.1 The costs incurred in any acquisition will be funded via the S106 allocation of £73,236.50 already allocated to the development of the Three Fields Site.

6. WELLBEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING AND CORPORATE PARENTING)

6.1 This report seeks approval for the acquisition of land to enhance the development of community facilities on the Three Field Site. There are no safeguarding or corporate parenting implications associated with this report.

7. CONSULTEES:

SLT
Cabinet members
Joy Robson
Ward Members

8. BACKGROUND PAPERS:

Kingfisher Rise S106 Cabinet Report 1st March 2017

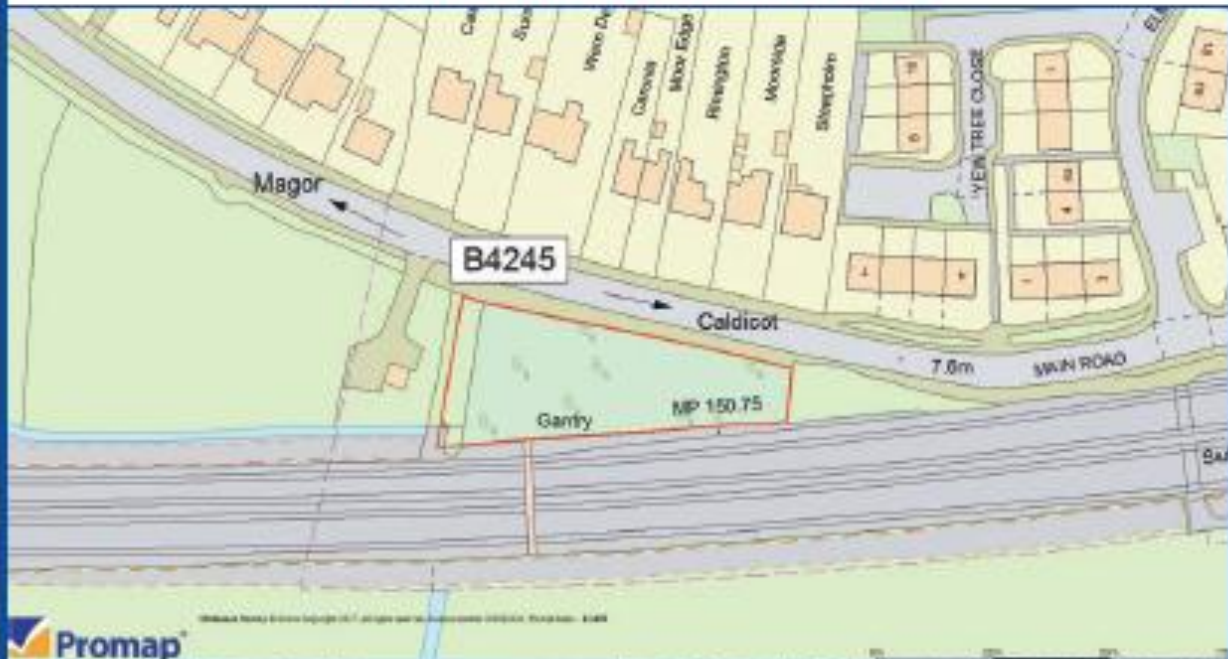
9. AUTHOR:

Debra Hill-Howells

10. CONTACT DETAILS:

Tel: 01633 644281

E-mail: debrahill-howells@monmouthshire.gov.uk



Land at Undy Adjacent to B4245 Caldicot, Monmouthshire

A unique parcel of amenity land situated adjacent to the B4245,
within the settlement of Undy

- Compact parcel of land between B4245 & Railway Line • Roadside frontage with access gate •
- Potential for wide range of amenity uses (subject to any consents required) •
- Approximately 0.43 Acres (0.172 Hectares) •



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Adjacent to B4245, Undy, Caldicot, Monmouthshire (adjacent postcode NP26 3EH)



The Land is situated adjacent to the south of the B4245, between the main road and the mainline railway, within the settlement of Undy. The Land benefits from road frontage and has its independent access from the highway, offering potential for a wide range of amenity uses. There may be potential future development value (subject to achieving all necessary planning consents).

The Land forms a compact, mainly level parcel of land which is currently overgrown with vegetation. The extent of the freehold title is believed to be as shown on the Sale Plan (for identification purposes only) on the front of these particulars. This is anticipated to extend to approximately 0.43 acres (0.172 hectares).

Services

There are no services directly connect at present to the land.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of any existing wayleaves, easements, and any private or public rights of way, which may exist, whether they are specifically referred to in these particulars or not.

Planning & Development

The Land does not currently benefit from any planning consent for any alternative uses. The Land may offer some longer term potential for commercial or possible residential uses; however it is for any interested parties to make their own planning enquiries to the Local Planning Authority (Monmouthshire County Council). The Land is sold with the benefit of a development drawback which will be included within the sale contract and permits for 25% of any uplift in value provided by any planning consent granted for residential use to be paid to the vendors, or their successors in title, for a period of 21 years from the date of sale.

Sale Method

The land is available for sale by Informal Tender. A Tender Form is available from the Selling Agents office or website. The Tender Deadline is Midday on Wednesday 24th May 2017.

Directions

Within the settlement of Undy located upon the B4245 between Magor and Caldicot the Land can be identified adjacent to the south of the B4245 as per the above location plan. A For Sale Board has been erected. All parties viewing the Land are advised to exercise due care and attention if parking alongside the B4245 to view the Land. Due to the Land being overgrown, all parties viewing the Land, do so at their own risk.



Singleton Court Business Park, Monmouth, NP25 5JA
Telephone: 01600 714140 www.powellsrural.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 agents or vendor(s). 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. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared April 2017.

Date as Postmark:



Singleton Court Business Park
Wanstow Road
Monmouth
NP25 5JA
Telephone: 01600 714140
Fax: 01600 716744
Website: www.powellsrural.co.uk

Subject to Contract

Dear Sir / Madam,

Land at Undy, Caldicot, Monmouthshire, NP26 3EH

We have pleasure in enclosing the Particulars for the above Parcel of amenity land which is offered For Sale by Informal Tender at a Guide Price of **£8,000**.

If you would like to discuss the property in further detail, please contact David Powell on 01600 714140.

Market Appraisals

If you are thinking of selling any rural property or land and would like detailed professional advice on the valuation and marketing your property then we would be delighted to assist with providing a free, no-obligation Marketing Appraisal of your property.

Please do visit our website for our full range of property & professional services:-

www.powellsrural.co.uk

Yours faithfully,

Powells Chartered Surveyors, Land & Estate Agents

enquiries@powellsrural.co.uk



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Company No. 07814768.
Registered Office - 8 Agincourt Street, Monmouth, NP25 3DZ. Regulated by RICS.

