

A Major Residential Development And Regeneration Opportunity **National Shipyard No.1**

Mabey Bridge Site, Chepstow, Monmouthshire NP16 5YL



Historic Aerial View

- Gross area of 16.6 hectares (41.01 acres) plus an adjoining disused quarry of 2.6 hectares (6.42 acres). Net developable area circa 10 hectares (25 acres) with 1.2km frontage to River Wye.
- Resolution to grant consent for 450 units, 1.5 acres of employment and conversion of Grade II listed building. Section 106 obligations agreed.
- Convenient and sustainable location immediately to the south of Chepstow town centre and the adjoining railway station with direct links to Cardiff, Birmingham, Cheltenham and via Newport to London Paddington.
- Excellent road connections to A48, M4/M5 and first Severn Crossing Road Bridge.
- Majority of site cleared in readiness for development.
- Established development framework, extensive technical reports and surveys available.
- Freehold for sale with vacant possession. Closing date for offers 12 Noon 14th September 2017.

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The name ‘National Shipyard No.1’ is derived from the site’s designation for ship building during World War I. Ship building continued after this period and during World War II it was used for the construction of landing craft and pontoons for the D-Day landings.

The site is also known as “Mabey Bridge” after one of the divisions of the current owners, Severn Crossing Developments Ltd of the Mabey Group, who have occupied the site for more than 50 years. This business has mainly involved the fabrication of steel bridges around the World.

The site is now surplus to requirements as Mabey Bridge have relocated to other facilities in the UK.

Description

The main site extends to a gross area of 16.6 hectares (41.01 acres) situated between the Birmingham to Cardiff main railway line to the west and the River Wye to the east. The railway embankment features mature trees and undergrowth that provides a natural screen to the development site. The eastern side of the site is open to the river where there are panoramic views towards the river cliffs at the town end and open countryside to the south.

To the south of the site and within the same ownership, a disused quarry provides a haven for wildlife and flora and it is anticipated this part of the site will eventually provide a public amenity.

The developable area is generally level with a lower part at its northern end. Most the buildings on site have been demolished, stripped of components and de-roofed in readiness for development.

Four disused and overgrown concrete slipways are a significant feature of the site and it is expected that one of these structures will be incorporated within a development scheme.

Brunel House, a substantial five-storey three-level Grade II listed former Mill building occupies a prominent position at the site entrance. Following a fire in 2001, the property was completely rebuilt within the

stone facade walls and is currently laid out as office accommodation. The building provides approximately 780 sq m (8,400 Sq ft.) of mainly open plan floor space, it is substantially built of stone with tall multi-pane windows and offers scope for conversion for a variety of alternative uses.

A fly-through site video was shot in 2015 when the site was still operational and is available on request.

Location

Chepstow is an historic border town and one of the principal communities in Monmouthshire strategically located within commuting distance to Cardiff, Birmingham, Cheltenham and Bristol. The site is situated immediately to the south of the town centre with a wide range of traditional shops and other facilities. Information on Chepstow town can be found on www.chepstow.co.uk. The main high street is within a 5-minute walk of the shipyard site and a Tesco food store and petrol filling station is even closer.

Chepstow is a market town in the south-eastern part of Monmouthshire adjacent to the border with Gloucestershire, England. The town is strategically placed with good road access via the A48 to the M4 and distances to the principal cities are Bristol – 29km (18 miles), Newport – 32km (20 miles), Cardiff – approximately 51km (32 miles), Birmingham – 132km (82 miles), London – 201km (125 miles).

Chepstow rail station immediately adjoins the site. This provides a direct link to Birmingham (1 hour 30 minutes), Cardiff (40 minutes) and via Newport to London Paddington of (2 hours 34 minutes).

Demographic

Chepstow has a current population of 12,200 within a 2-mile radius of the town centre (2011 Census data) and is expected to grow to 17,143 by 2019.

Within a 2/3-mile search area radius of the town centre, the socioeconomic breakdown reflects a higher than average weighting towards higher and lower managerial, administrative and professional occupation. Within these categories, the groups that are over-represented are new self-employed and higher supervisory occupations. Those categorised as “never worked” and “long-term employed” are significantly under-represented within the search areas against the index average (CACI data).

Access

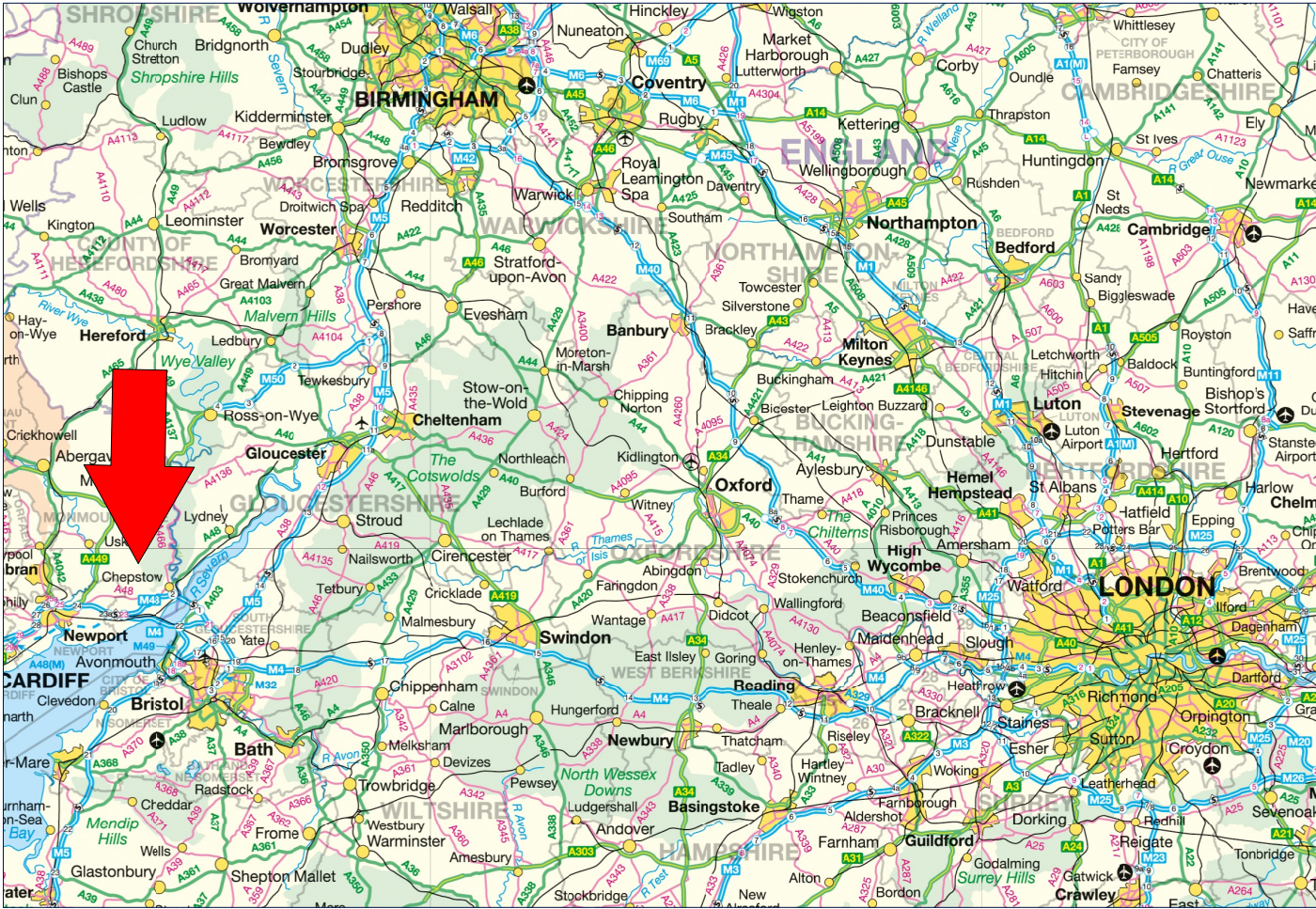
The existing access to the site is via a wide arch stone bridge supporting the railway. An agreement is in place with Network Rail to lower the road surface by up to 2 metres to facilitate construction traffic and for the benefit of future occupiers of the development site.

At the north of the site, a footpath

provides a direct connection to lower Chepstow town where there are a variety of restaurants, bars and other facilities. Provision is to be made at the northern area for a secondary emergency access under the road and rail bridges to connect to the town via an adjoining development site.

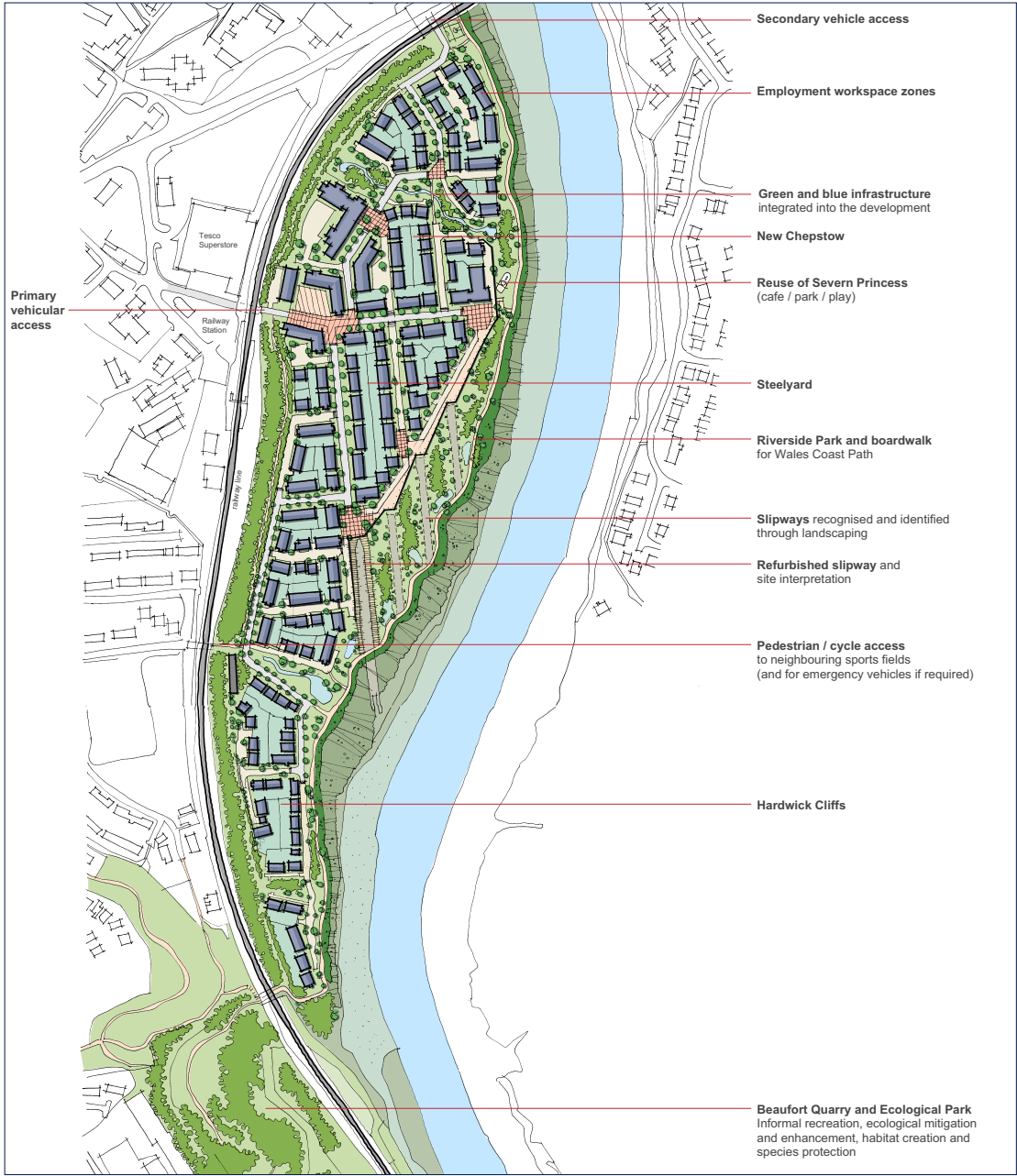
There are three other points of access/egress to the site, all of which are currently closed. At the north end of the site a large open area that runs between the river edge and the end of the rail / road embankments has an 18M headroom and is to be linked to an adopted road running from lower Chepstow through the Severn Quays development adjoining the site. The next access point is midway down the site and is via a tall archway under the Rail embankment leading to a connecting road and a large area of playing fields forming part of the Garden City housing estate. The final access, at the south end of the site, is via another rail embankment archway and provides access to the quarry and, via a footpath, to the Welsh Coastal Path.

The development will enable the site to reconnect with the heart of the town which has been isolated from public access for more than 150 years.



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Indicative Masterplan



Planning

In April 2017, Monmouthshire County Council (MCC), resolved to grant outline planning permission for the comprehensive redevelopment of the site. The application proposes significant new residential development, together with a network of new roads and open spaces (including a new riverfront park and an extension to the Wales Coast Path). A small part of the site is to be reserved for employment uses and commercial or employment uses are also expected in Brunel House.

The permission will be released once a section 106 agreement has been completed. This is at an advanced stage and is based on an agreed set of planning obligations. These include the sale of 1.5 acres of serviced land for to the Council for affordable housing provision, the provision and maintenance of public open space, the appointment of a travel plan coordinator, the marketing of the employment land and a series of highway agreements. A clause will also be inserted which triggers a review of viability before the occupation of more than 200 market homes on the site.

Several planning conditions will be attached to the permission which have been updated since the committee resolution. They include a condition which limits the number of new homes on the site to 450 (without further transportation assessment). This reflects the position agreed with Welsh Government (as Trunk Road Agent) and the Highway Authority on the staged improvements required to the main junction that connects the site to the road network.

Access to the planning application and accompanying documentation is available via the local Authority planning portal

<http://idox.monmouthshire.gov.uk/WAM/showCaseFile.do;jsessionid=C0A15CEE0876BE3D4E6DAC61ED3B7DE6?action=show&appType=Planning&appNumber=DC/2014/01290>

For further information relating to Planning, please contact Tim Gent, Head of Planning in Savills Cardiff, 12 Windsor Place, Cardiff, CF10 3BY or tgent@savills.com or 02920 368905.



Development Framework

The outline planning application was supported by a range of documents which explain the site's potential. Key documents include an Environmental Statement, A Flood Risk Assessment, A Transportation and a Design and Access Statement (or DAS). The DAS included an indicative masterplan which built on a series of studies and reflects a detailed understanding of levels, ground conditions, access, utilities and easements and environmental conditions.

Interested parties can access the DAS and other important planning documents via the data room.

Data Room

Interested parties must consider the information set out in the data room prior to making a bid. Access to the data room is password protected and available through Savills.

The data room contains important information including investigative reports and surveys, planning and legal documentation

Terms

The closing date for offers for the whole site is 12 Noon on 14th September 2017. Submissions can be made by email or post and addressed to:

Gareth Carter, Director, Savills, 12 Windsor Place, Cardiff CF10 3BY gcarter@savills.com

Prior to making a financial proposal interested parties are recommended to view the site and undertake due diligence on the information in the data room.

Viewing

The site is closed and subject to 24-hour security and all viewings must be arranged via Savills Cardiff office.

Tenure

Freehold with Vacant possession on completion.

Further Information

Savills Development Teams in Birmingham and Cardiff have an involvement with this site and can assist with general enquiries. Please contact:

Regional

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02920 368913

National

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