Residential Development Land
Phase I Rockfield Farm, Undy, Monmouthshire, NP26 3QD

- Phase 1 - Land Release potential for 144 units
- 5.22 Hectares (12.9 Acres) approximately
- Greenfield Development Land with Outline Planning Permission
- Village location with good access to M4
- Cardiff – 38 km (23.7 miles), Newport 16 km (10 miles) Bristol 37 km (23.2 miles)
- For Sale By Informal Tender
- Drone video available on http://savills-olm.vzaar.me/12179997

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Drone footage taken October 2017
Description

Rockfield Farm comprises a major mixed use development opportunity for residential and employment generating uses covering an area of 13.8 hectares (34.1 acres) to the east of the village of Undy with frontage to the B4245. The first phase of development land is now offered for sale, this comprises an area of approximately 5.22 hectares (12.9 acres) shown as areas A and D on the Framework plan. The area to be sold will be subject to agreement on the alignment and position of the northern boundary.

Location

Undy is a village within the county of Monmouthshire situated to the east of the larger village of Magor, both communities are situated to the south east of Junction 23a of the M4. Undy is situated within commuting distance of Cardiff, Newport and Bristol, a rail link at Severn Tunnel Junction connects with Cardiff, Newport, Portsmouth, Birmingham and Bristol.

Magor Village provides a range of shops, pubs, post office and leisure facilities, Undy and Magor have primary school facilities.

The eastern junction of the proposed M4 relief road that will by-pass Newport is located to the north east of Undy village. The relief road is currently the subject of a public enquiry an indicative layout of this junction is included in the technical pack.

Planning

A resolution to grant outline planning permission has been granted under reference DC/2016/00883. The application and accompanying documents can be viewed on:

http://idox.monmouthshire.gov.uk/WAM/showCaseFile.do;jsessionid=3127613500B5F23A9904618943B6F7DD?action=show &appType=Planning&appNumber=DC/2016/00883

Planning Permission documents including a unilateral undertaking will be issued to interested parties prior to the tender deadline.

Developer Obligations

The purchaser of the first development phase will be under contractual obligations including:

- To submit a reserved matters application within 3 months of exchange of contracts.
- To provide new junction onto the B4245 and deliver a principal estate spine road to adoptable standards including improvement works to The Elms to a specification agreed with MCC Highways within 2 years of completion of the sale.
- To provide a storm water attenuation facility to serve the entire Rockfield Farm development within 2 years of completion of the sale.
- To provide adequate gas water and electricity utilities and foul sewer connections of sufficient capacity to the later phases of Rockfield Farm Development within 2 years.
- To provide 25% of the total number of dwellings as Affordable Housing.
- To be responsible for all the obligations set out in the Unilateral Undertaking.

Tender Protocol

The site is offered for sale by tender on a date to be announced. Tender documentation is available in the information pack and tenders must be submitted in accordance with the details set out in the proforma.
Tenders must be returned to:

Estates Department
Monmouthshire County Council
County Hall
Rhadyr
Usk
NP15 1GA

Emailed submissions will not be acceptable.

Submitted tenders must be clearly marked and labelled for the attention of Democratic Services. No distinguishing marks identifying the bidder will be permissible on the envelope, a failure to comply with this requirement will mean that the tender will not be accepted or considered. The Vendor is not bound to accept the highest or any tender received nor will it be liable for any costs incurred by interested parties in making the submission.

Interested parties who wish to submit a tender must express their initial interest through Savills who will provide a special envelope.

Interested parties who intend submitting a proposal should be aware that bids will be assessed against a matrix criteria including financial offer, presentation, adherence to the development brief, due diligence, track record and funding capability.

Tenure
Freehold with vacant possession on completion.

Terms
The vendor will consider alternative transaction structures including an unconditional or conditional (subject to reserved matters) sale of parcels A and D. Alternatively a joint venture or disposal via Building Agreement subject to a minimum price guarantee will be considered.

VAT
The vendor is to charge VAT on the sale of the first Phase.

Technical Pack
Available by Dropbox.

Interested parties who submit a tender must consider the information set out in the technical pack in addition to undertaking their own due diligence. The pack contains the following information:
- Development Brief
- Site plans
- Topographical Survey
- Ground Investigation Report
- Masterplan and Design and Access Statement
- Planning Permission
- Unilateral Undertaking
- Drainage Strategy Report
- Ecology Report
- Archaeology Report
- Transport Assessment
- Utilities Information
- Welsh Water Information
- Tender Instructions and Proforma
- Caveat

Viewing
The Phase 1 development land is currently let on a short term agricultural tenancy and site inspections must be arranged via Savills.

Further Information

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