



LAND OFF NEWPORT ROAD, CASTLETON, CF3 2UQ

Potential Development Land for Sale

Visible from A48 (M)

Surrounded by Care Home, Hotel & Residential Uses

Potential For Variety of Uses (STP)

Approximately 6.1 acres (2.47 hectares)

Seeking expressions of interest



LOCATION

Casteton is located between Newport and Cardiff, with the A48 dual carriageway running through it. It is considered an affluent commuter village for both Cardiff and Newport.

The surrounding area provides a mixture of different uses and local amenities. These include residential dwelling, a care home, Coach & Horses Pub, Premier Inn Hotel and a petrol filling station.

A few miles to the east, Microsoft have recently purchased a very large industrial complex and will shortly be announcing their plans for the site. In addition, at Dick Lovett Group will be developing a new porches dealership at Celtic Springs Business Park.

To the south-west is the proposed development of Cardiff Hendre Lakes at St Mellons. This proposed new business district could provide employment space to support up to 6,000 new jobs. The scheme also proposed a new railway station with access to Cardiff Central and Newport within 7 minutes.

DESCRIPTION

The land provides a total of approximately 6.1 acres (2.47 hectares).

PLANNING

We understand that the property does not currently benefit from planning consent.

LOCAL AUTHORITY

Newport City Council:

Tel: 01633 656 656

TOPOGRAPHICAL SURVEY

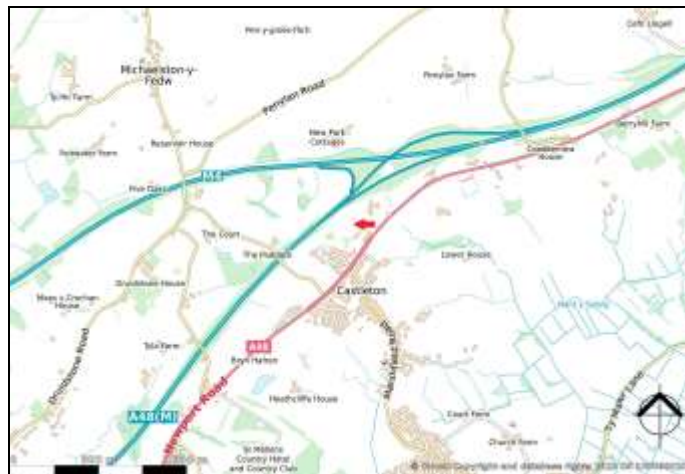
A topographical survey has been undertaken and is available by request to the agents.

TENURE

The freehold interest in the property is available with vacant possession. The land is owned under two titles: WA1684996 and CYM700892.

TERMS

We are seeking expressions of interest for the site on a conditional (subject to planning) or un-conditional basis.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

VIEWING

It is difficult to appreciate the extent of the site from public highways. Therefore, should you wish to arrange a viewing, please contact:-

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