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PRELIMINARY DETAILS FORMER DISTRIBUTION DEPOT AND PREMISES SITE AREA CIRCA 0.178 HECTARES (0.44 ACRES)



Boundaries approximate

Attractive rural location

Redevelopment
potential subject to
planning consent

Remediated for a
commercial end use

Brockweir, Chepstow, NP16 7NG

Freehold
Offers invited

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Location

Brockweir is a small attractive village located alongside the River Wye in the county of Gloucestershire. The River Wye forms the border between England and Wales in this location. An ornate cast iron bridge built in the early 1900's connects the village with the A466 a picturesque tourist route between Monmouth in the north and Chepstow in the south. A location plan is provided at the rear of these details.

Description

The site comprises a generally level but irregular shaped site with a number of now redundant barns and workshops. Part of the site has formerly previously been used as a distribution depot. There is a small single storey brick built office building that provided administrative support to this function.

The site is bounded to the north by a number of private dwelling houses. To the south is HAPPA a horse and pony protection centre.

Parties should note that a culverted watercourse runs under the site.

Site Area

The site area is approximately 0.178 hectares (0.44 acres). A site plan is provided with these particulars. The boundary shown has been transposed from Land Registry Title plans and whilst every effort has been made to record this as accurately as possible, no warranty is given as to the precise position of the boundary.

Services

Mains water and electricity are connected to the property. There is no gas connection.

Tenure

The total site is held Freehold but is made up from a mix of Absolute and Possessory Titles. Further information relating to the Title can be provided upon request.

Planning

The site has been used as a fuel distribution depot for many years however as far as we are able to determine no formal consent exists for this use.

The site has potential for redevelopment. Interested parties should direct their planning enquiries to The Forest of Dean District Council (01954 81 0000).

Outgoings

The property had a combined Rateable Value of £4,000 prior to closure. The current Uniform Business Rate for 2011/2012 is 42.6 pence per £1 Rateable Value for a property with a Rateable Value of such magnitude.

VAT

This property transaction might attract VAT if the exemption has been waived by a previous owner. Further enquiries are being made.

Price

Offers are invited for the Freehold interest. Conditional offers will be considered.

Legal Costs

Each party is to pay their own legal costs.

Viewing

Viewings can be arranged by prior appointment. Interested parties should be aware that block viewings may be conducted.

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Date Details Prepared

June 2011

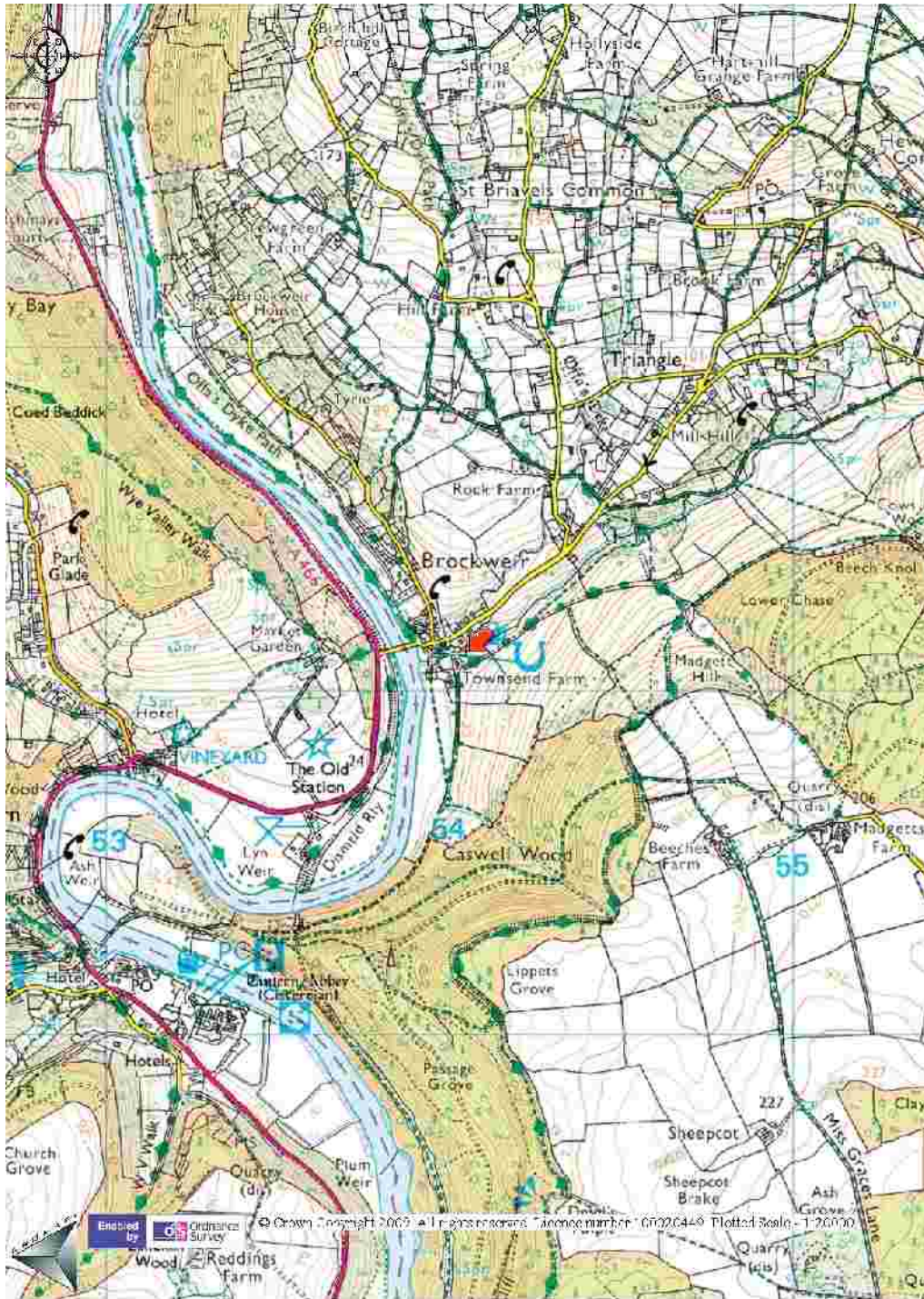
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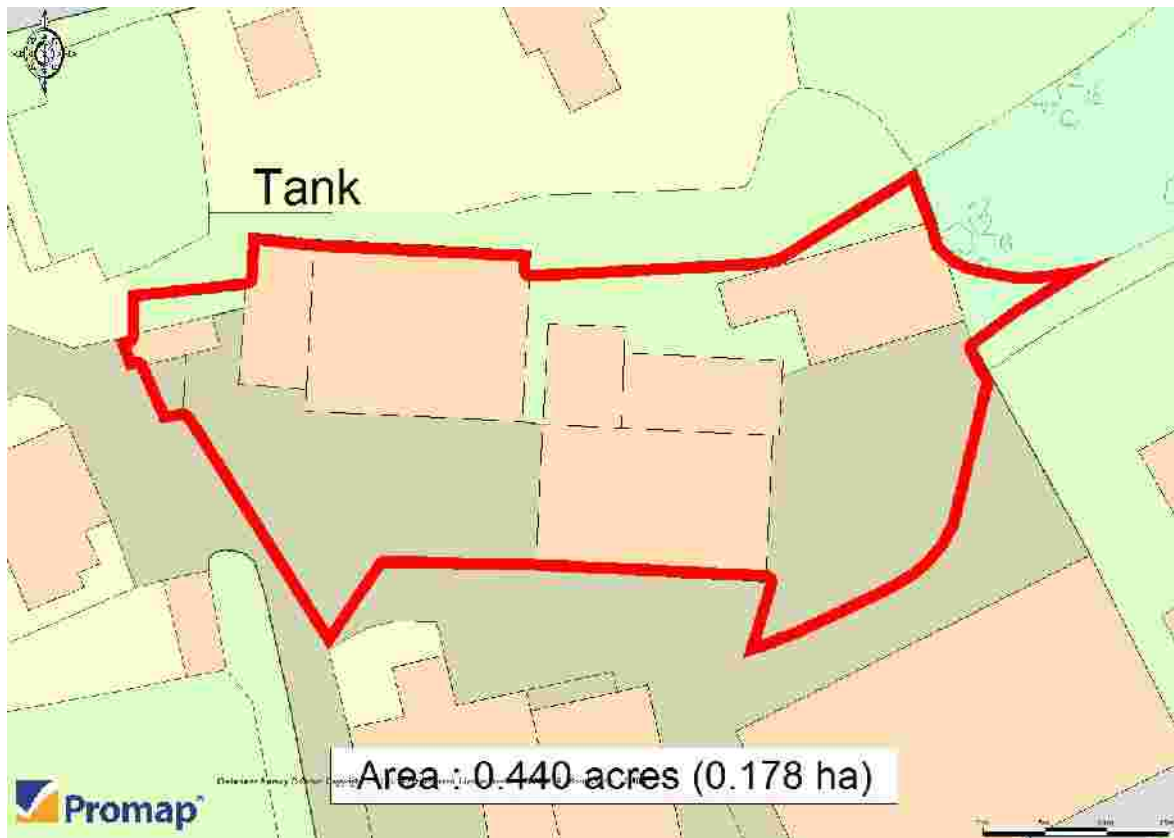
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