

## FOR SALE Land

Albany Street  
Newport, NP20 5NJ

### Key information

- ❑ Exciting long leasehold land opportunity
- ❑ Land adjacent to Sainsbury's Supermarket and Albany Industrial Estate
- ❑ Varied development potential for a number of different including uses storage, trade counter, hotel or retail
- ❑ The site extends to approximately 2.338 ac (0.946 ha)

### Contact

Dan Kent – 07711 420604  
dan.kent@rapleys.com

Rob Fraser – 07894 605513  
rob.fraser@rapleys.com

Rian Dunne – 07780 209737  
rian.dunne@rapleys.com



## Location

Newport is situated in the south-eastern part of Wales, near the border with England. It is located on the banks of the River Usk, which flows into the Bristol Channel. The city is approximately 12 miles northeast of Cardiff, the capital of Wales.

The site is located to the south of the Sainsbury's Newport car park at Albany Street, Newport. The area consists of a mix of commercial, industrial and residential properties.

## Transport Links

Albany Street, Newport is located just off junction 25A of the M4, one of the UK's major motorways. This network provides access to South Wales, London and the South East of England.

Newport railway station is located within the city centre, connecting it to other major cities in Wales and England.

## Description

The site itself is currently used for customer car parking for the Sainsbury's.

The site extends to approximately 2.338 ac (0.946 ha).

**Please refer to detailed plan on Data Room to show areas of restricted development on this site due to gas and water easements.**

## Planning

Interested Parties should make their own planning enquiries with **Newport City Council**.

## Tenure

Long Leasehold.

## Guide Price

Unconditional offers are invited, subject to contract.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



## Viewing

All interested parties should inform Rapleys of when they are looking to attend site so that onsite security are aware.

## Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

[Sainsbury's Property Disposals](#)



[Click here for interactive drone flyover](#)



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- Neighbourly Matters
- Project Management
- Property Management
- Rating
- Strategic Land
- Town Planning
- Valuation
- Viability/Affordable Housing

For further details contact:

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[dan.kent@rapleys.com](mailto:dan.kent@rapleys.com)

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Rian Dunne – 07780 209737

[rian.dunne@rapleys.com](mailto:rian.dunne@rapleys.com)

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[rapleys.com](http://rapleys.com)  
0370 777 6292

## About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



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