

COMMERCIAL / RESIDENTIAL DEVELOPMENT SITE (STP)

**FORMER SCHOOL SITE LOCATED IN MOUNTON,  
CHEPSTOW, MONMOUTHSHIRE, NP16 6LA**



Tender submission deadline: 12:00 noon Friday 31<sup>st</sup> January 2025



10.82 Acres



For Sale by Informal  
Tender



Excellent transport links



Semi-rural Monmouthshire



Close proximity to  
Chepstow town centre



Commercial or residential  
development potential

## THE OPPORTUNITY

Mounton House Special School was built in the 1950's and is located in Mounton, Chepstow. The school provided day and residential placements for pupils aged 11 to 16 with social, emotional and behavioural difficulties. As part of the wider educational review, the school was closed in August 2020 and was recently declared surplus to council requirements and identified for disposal.

## LOCATION

The site is located in Mounton a hamlet in Monmouthshire, southeast Wales, two miles west of Chepstow.

Chepstow is the most eastern settlement in Wales and a main town in Monmouthshire. It is known as the 'gateway' to Wales given its access to the Severn Bridge and shares a border with the County of Gloucestershire, England. Located on the River Wye, approximately 2 miles above its confluence with the River Severn, it is situated 16 miles east of Newport, 28 miles east-northeast of Cardiff, 18 miles northwest of Bristol and 110 miles west of London.

Chepstow has a population of around 12,000 residents, with a broad range of shops, culture and leisure facilities on offer. The site's location offers excellent transport links with the M48 and M4 motorways in close proximity along with the A48 for travel by car. Chepstow also has a train station and public bus station with each offering good service availability and connections to the surrounding areas.

The site itself is accessed via a private long sweeping drive off the A48 Pwllmeyric hill. It is located in an Area of Outstanding Natural Beauty, in a rural setting on the edge of the village of Pwllmeyric. The buildings are secluded, surrounded by woodland to the south and open countryside to the north. The site area as a whole is approximately 10.82 acres/4.38 hectares in size.

## PROPERTY

Built in the 1950's, the school consists of a number of buildings, some two-storey, and all inter-connected. It is of traditional construction and in need of full refurbishment or demolition subject to proposals and planning approval. The gross internal floor area is approximately 3,400 m<sup>2</sup> or 36,600 ft<sup>2</sup> consisting of a ground floor of 2,600m<sup>2</sup> (28,000 ft<sup>2</sup>) and a first floor of 800 m<sup>2</sup> (8,600 ft<sup>2</sup>). The building officially closed in 2020 but has been vacant since 2015.

A small number of independent buildings positioned to the southeast and accessed via the main site entrance drive have been retained by Monmouthshire County Council for use by Education Services. Further information available on request. Existing site parking is located at a number of locations adjacent to the access drive, and to the front of the main entrance and the rear of the school.

## METHOD OF DISPOSAL

The opportunity is advertised on the open market, with the property available by informal tender with a **closing date of 12.00 noon Friday 31<sup>st</sup> January 2025** (unless otherwise stated). Consideration will be given to dividing the site should there be separate interest for the land and/or buildings from two or more parties.

Tenders must be submitted in accordance with the details set out in the pro-forma. Interested parties submitting a tender should be aware that all bids are assessed against a matrix-criteria, including financial offer, presentation, due diligence, track record and funding position.

Monmouthshire County Council has declared a climate emergency  
<https://www.monmouthshire.gov.uk/climate-emergency/>.

Bids should include an explanation of how you intend to support this declaration.

Bidders are also encouraged to detail added value including any proposals to utilise local employment / labour and maximise local benefit.

MCC reserves the right to extend the tender deadline subject to the level of interest received.

Please register your interest and reason for purchase via the email address opposite or by phone.



## PLANNING

The permitted planning use class of the former school is D1 Non-Residential Institution. There is no current permitted change of use, and therefore requires planning permission for any alternative use. Interested parties should make enquiries with the Local Planning Authority regarding their specific proposals. Contact: e-mail: [planning@monmouthshire.gov.uk](mailto:planning@monmouthshire.gov.uk) or telephone the Duty Planning Officer: **01633 644831** Monday-Friday, 9am–5pm (4.30pm on Friday).

## TENURE

The property is available freehold with vacant possession on completion.

## VIEWINGS

Viewings by prior appointment only. Access to the site is via a private drive and is restricted. Interested parties should not attempt to view without prior permission.

## VAT

The vendor reserves the right to charge VAT on the disposal. Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

## TERMS

The vendor will consider various transaction structures including conditional and unconditional offers.

## WAYLEAVES, EASEMENTS, RIGHTS OF WAY & RESTRICTIVE COVENANT

The property is sold subject to and with the benefit of all rights, including easements, rights of way, whether public or private, restrictive covenants, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not.

***\*Interested parties should note the Councils requirement for a retained vehicular right of access for its Educational Services and users of the services provided. An access right and annual service charge contribution for the private accessway already exists.***

## SERVICES

Mains electricity and water. LPG gas and private drainage.

***\*The purchaser should note the requirement to provide services to and for the retained land as part of any site redevelopment proposals.***

## SALES INFORMATION PACK

A sales information pack is available on request and provides:

Site Plan  
Registered Title & Plan  
Utility Search Maps

## CONTACT US

Estates Department  
Monmouthshire County Council  
The Rhadyr  
Usk  
NP15 1GA

Telephone: 01633 644417

Email: [Estates@monmouthshire.gov.uk](mailto:Estates@monmouthshire.gov.uk)

Website: <https://www.monmouthshire.gov.uk/available-property/>

## SUBJECT TO CONTRACT

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed, and they are expressly excluded from any contract.







Monmouthshire County Council give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are themselves by inspection or otherwise as to the correctness of each of them. All dimensions are approximate. No persons in the employment of Monmouthshire County Council has any authority to make or give any representation or warranty whatsoever in relation to this property. All correspondence regarding this offer is subject to contract. In the event of inconsistency between these Particulars and Conditions of Sale, the latter shall prevail.