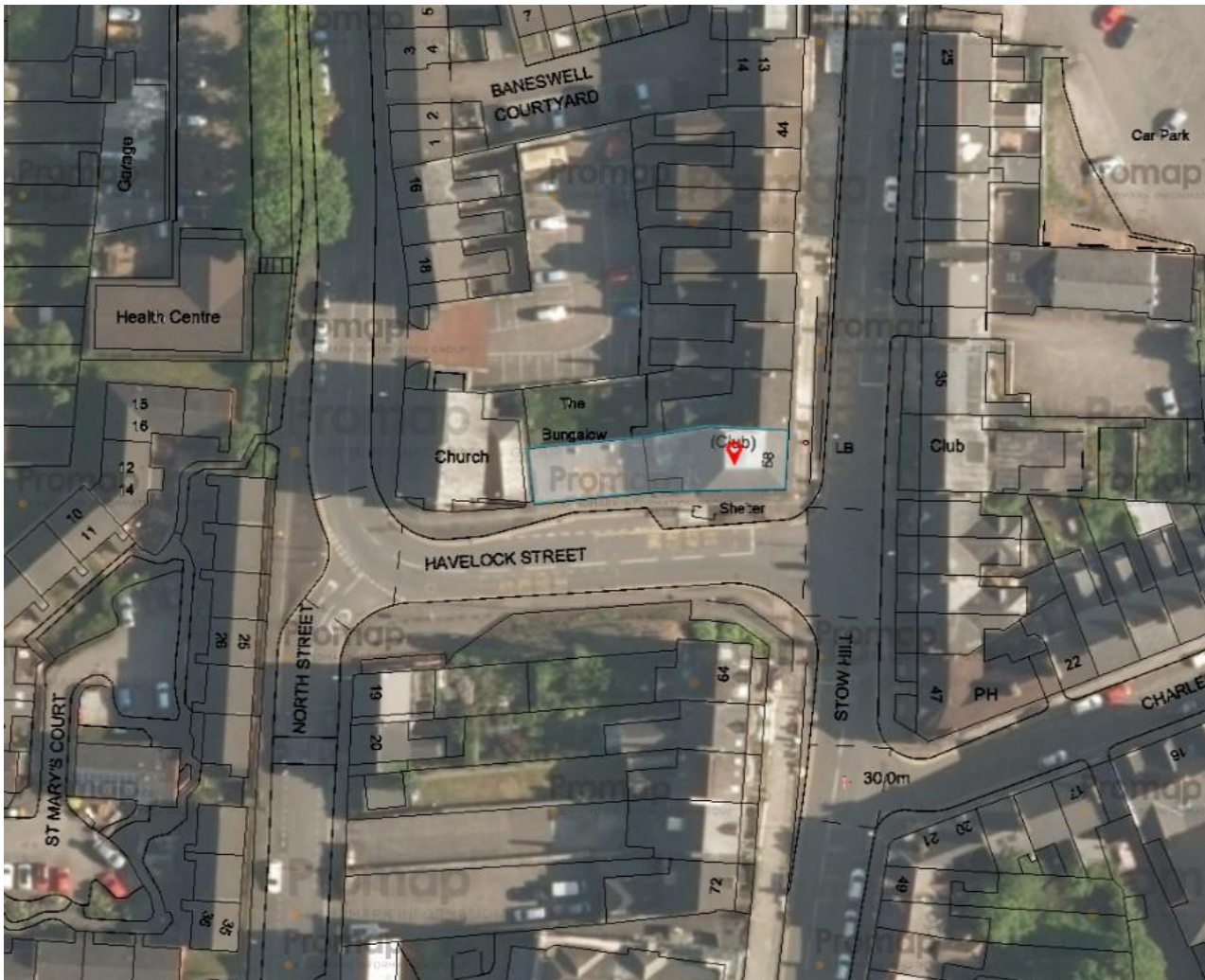


FOR SALE



Baneswell Social Club, 58 Stow Hill, Newport, NP20 1JG

- Former Social Club occupying prominent corner position
- Planning permission granted for part-conversion and part-new build to 13no. 1 & 2 bedroom flats
- City centre location close to railway station and major road links
- Established, popular residential area

GUIDE PRICE £340,000
www.nplinnells.co.uk

LOCATION

The subject property is situated in the popular Baneswell area of the city, set amongst established traditional housing, close to local shops services, with the city centre 150m to the north and the railway station approximately 500m distant.

The property is well located for major road links with the A4042 approximately 0.5 miles away and junction 26 of the M4 approximately 1.5 miles away.

DESCRIPTION

The property comprises a prominent three storey end of terrace building of stone construction with pitched artificial slate roof covering with an adjoining single storey flat roof rear extension. The total site area extends to approximately 280m² (3,023 sqft),

PLANNING/DEVELOPMENT

The property has been used historically as a social club. On 13th November 2023 full planning permission was granted for conversion of the existing building and construction of an extension to form 13no. residential units (5no. 2 beds & 8no. 1 beds) (planning ref: 23/0639).

A copy of the approved drawings and decision notice are available on request.

TENURE

Freehold.

GUIDE PRICE

£340,000

METHOD OF SALE

Unconditional offers are invited.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed with a 'D' rating.

LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

LOCAL AUTHORITY

Newport Council

www.newport.gov.uk

FURTHER INFORMATION

Please view our website or Zoopla for more information relating to the property. Further information is also available on request from the agents including plans, decision notice, title documentation and a copy of the EPC.

Please contact:

Matt Tyler

E: matt.tyler@nplinnells.co.uk

Or

Mark Steven

E: mark.steven@nplinnells.co.uk

Map:



External Photo:



Proposed Elevation:



Proposed Site Plan:



www.nplinnells.co.uk

NP Linnells Property Consultants
Gold Tops House, Pentonville
Newport NP20 5HB



NP Linnells
PROPERTY CONSULTANTS
01633 212266

Misrepresentation act 1967

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