



FOR SALE – CHEPSTOW RESIDENTIAL DEVELOPMENT SCHEME
Former Boverton House Day Centre, Bulwark Road, Chepstow, NP16 5JE

BK | Bruton Knowles

Full Planning Permission for substantial apartment development

Former Boverton House Day Centre, Bulwark Road, Chepstow, Monmouthshire, NP16 5JE

Unique development opportunity for a period building conversion and new build apartment development

BACKGROUND

Boverton House is a large detached property set within substantial grounds located to the south of Chepstow. Until May 2016, the house had been used as a day centre. Previously owned by Monmouthshire County Council, the site has now been acquired by a private individual and promoted for residential development. Planning permission has now been secured and the landowners do not intend to build out, as such, wish to market the property For Sale.

LOCATION

The site is located in south Chepstow off Bulwark Road, south of the A48. Chepstow is a town and community in Monmouthshire, Wales, adjoining the border with Gloucestershire. It is located on the tidal River Wye, about 2 miles above its convergence with the River Severn, and adjoining the western end of the Severn Bridge. The site is within the Chepstow Conservation Area and is conveniently located within a 10 minute walk to the high street and under a 15min walk to the train station. Transport links to the located are very good and the area has been subject to regeneration in recent years.

DESCRIPTION

Boverton House is a detached three storey building, set in grounds measuring approximately 0.87 acres (0.35ha). The building was originally constructed in the late 19th century and is constructed in grey rubble stone and yellow ashlar, with a number of more modern extensions. At the entrance to the site is a stone perimeter wall which provides the boundary to Bulwark Road. In addition to Boverton House itself, there is currently a substantial car park to the south of the house, the stone perimeter wall, and mature vegetation on the northern, southern and western boundaries. The remainder of the site consists of sloped grass and vegetation towards Bulwark Road to the east and to the neighbouring properties to the west.

Internally the property is in a dilapidated condition, having been vacant for many years. The property benefits from a passenger lift, various principal teaching rooms with large sash windows, toilet blocks, cloakrooms and storage rooms. There is a main central staircase with separate rear staircore and external fire escape. Some period features remain internally. The property is not statutorily listed.

EXISTING ACCOMMODATION (GIA)

Floor	Sq.Ft	SqM
Ground, First and Second	5,608	521

Based on the planning application GIA floor area. Please see the data room for detailed existing floor plans.

PLANNING

The property is located in the jurisdiction of Monmouthshire Council. We understand that the property benefits from an established use under D1 (Non-residential institutions).

Full planning permission was granted on the 24th July 2024 for 'Conversion of a former day centre to provide for 6 no. residential apartments, alongside the construction of a new building consisting of 9 no. residential apartments. Associated change of use from class D1 to C3, parking, widening of existing driveway and landscaping works' under reference DM/2022/00848. The consent is subject to a S.106 agreement and associated planning conditions as detailed in the decision notice, a copy of which is included in the data room.

S.106 AGREEMENT

The planning permission is subject to a S.106 agreement dated 22nd July 2024 which provides for an off site affordable housing contribution of £68,778.72. An updated viability review will be required if development does not commence within 18 months. Please see the data room for a copy of the S.106 agreement.

PROPOSED SCHEME & ACCOMMODATION

Building	Unit Type	Number of Units
Boverton House	3 Bed Apartment	1
Boverton House	2 Bed Apartment	2
Boverton House	1 Bed Apartment	3
New Build	2 bed Apartment	6
New Build	1 bed Apartment	3
TOTAL		15

The proposal consists of the conversion of Boverton House to provide 6 new apartment dwellings. Boverton House will be retained in its current form, with the modern extensions rendered sympathetically. The proposal enables Boverton House to be brought back into use, following a period of disuse since 2016. The proposal also includes of the development of a new 9-apartment block on the site of the existing car park, similar in scale to Boverton House and drawing inspiration both from the existing design through the use of pitched roofs, bay windows and gable ends, alongside a sympathetic materials palette.

The existing boundary trees will be retained and vehicle and pedestrian access to the site will be achieved through the existing access point at Bulwark Road which will be widened by 2m to improve the access for residents and emergency service vehicles. The existing wall will be swept up the driveway to align with the altered road access. The existing access will be resurfaced and the existing gate refurbished. In total 21 car parking spaces will be provided within the site, and 20% of these will have EV charging points. The proposed new build incorporates renewable energy sources with photovoltaic panels on the roof and air source heat pumps. The proposal will include a total of 15 apartments.

TENURE

The Freehold interest is being offered For Sale with Vacant Possession upon completion.

SERVICES

The building benefits from mains electricity, gas, water and drainage. There is a central zoned fire alarm system with touch panel to the communals. No tests have been carried out in this regard.

METHOD OF SALE

The property is for sale by Private Treaty with offers invited. An offer deadline may be set in due course.

GUIDE PRICE

£1,000,000.

VAT

The property has not been elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

EPC Band – E (104)

BUSINESS RATES

The Valuation Office Agency confirms a rateable value of £27,250.

LEGAL

Each party is to be responsible for its own legal costs.

VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement. Set viewing slots will be offered to interested parties.

An online Data Room has been prepared which contains all relevant documentation to include planning documentations and technical information. Login details will be provided upon request. Please contact: phoebe.harmer@brutonknowles.co.uk for access.

REGULATORY

Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Subject to Contract





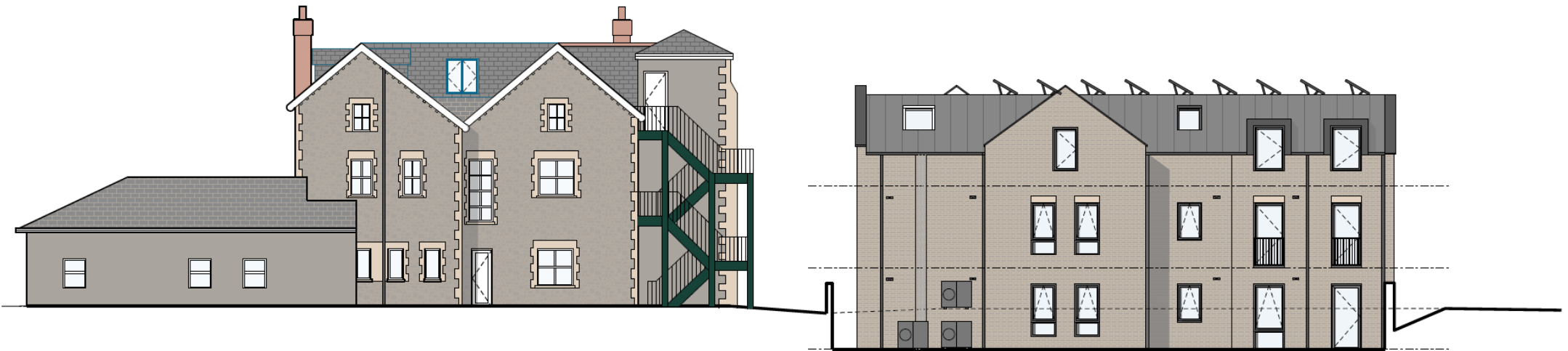


Schedule of Proposed Accommodation

	Floor	Building	Area m2	Area ft2	Beds
Unit 1	GF	Boverton	86.8	934	2
Unit 2	GF	Boverton	49.9	537	1
Unit 3	GF	Boverton	99.8	1074	3
Unit 4	FF	Boverton	55.1	593	1
Unit 5	FF	Boverton	65.8	708	1
Unit 6	Penthouse	Boverton	110	1184	2
Unit 7	GF	New	61.1	658	2

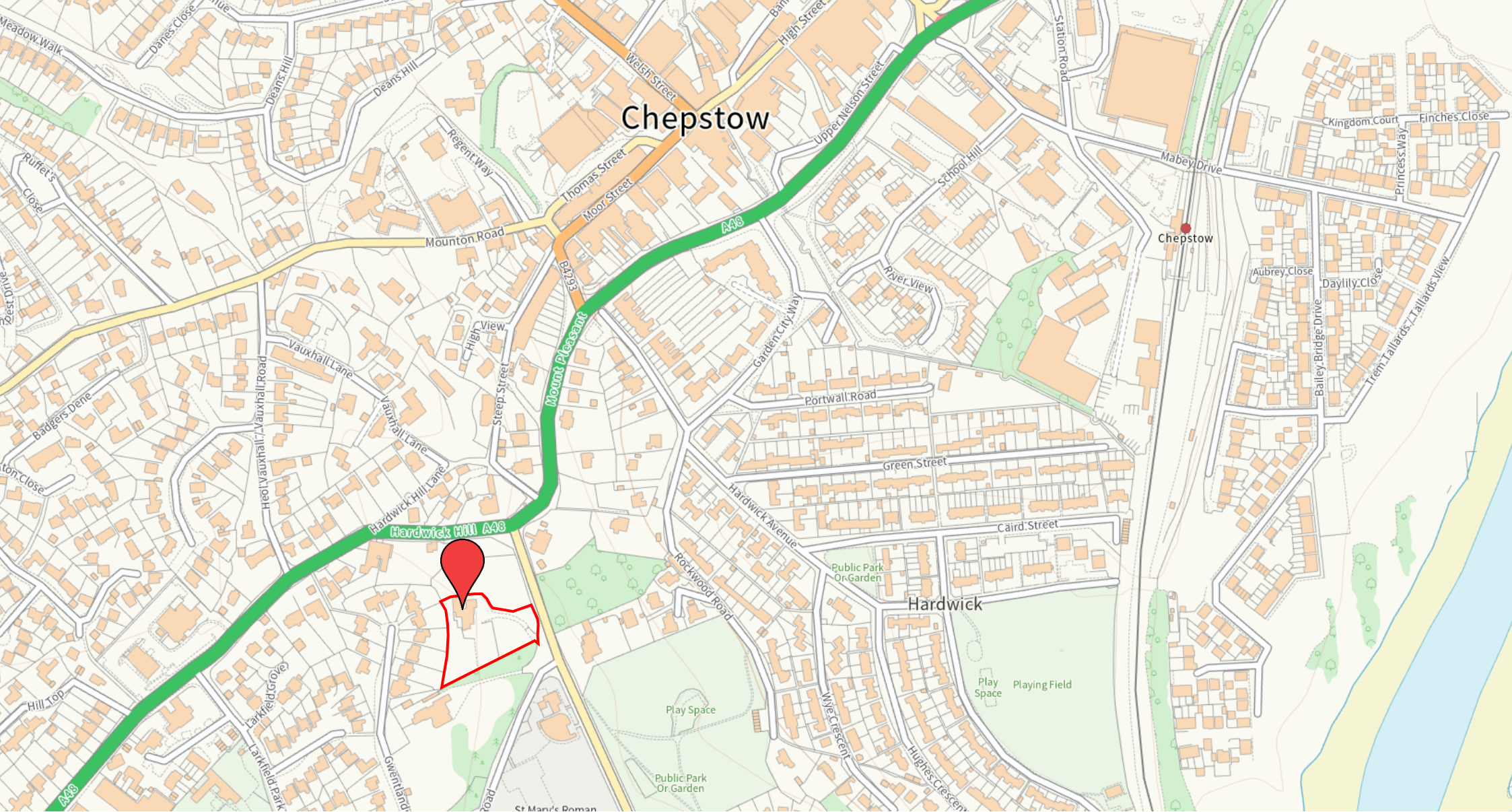
Unit 8	GF	New	51.9	559	1
Unit 9	GF	New	61.2	659	2
Unit 10	FF	New	67.1	722	2
Unit 11	FF	New	51.9	559	1
Unit 12	FF	New	61.2	659	2
Unit 13	SF	New	59.3	638	2
Unit 14	SF	New	49.3	531	1
Unit 15	SF	New	57.8	622	2

Proposed Elevations



Scheme Layout





est. 1862

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