

A40

A466 (Dixton Road)

Dixton Road roundabout

For illustrative purposes only

For Sale

Freehold land adjacent to the A40 and A466,
Monmouth on behalf of the Administrators

Land on the south side of
Dixton Road,
Monmouth



Sanderson
Weatherall

Key points

- ▶ Strategic location in Monmouth with dual frontage to both Dixon Road (A466) and A40.
- ▶ Well positioned with good visibility from Dixon Road roundabout.
- ▶ A vacant and generally level site with access to the A466.
- ▶ C.0.8 miles from Monmouth town centre, with excellent access to the surrounding towns and villages.

Location and Description

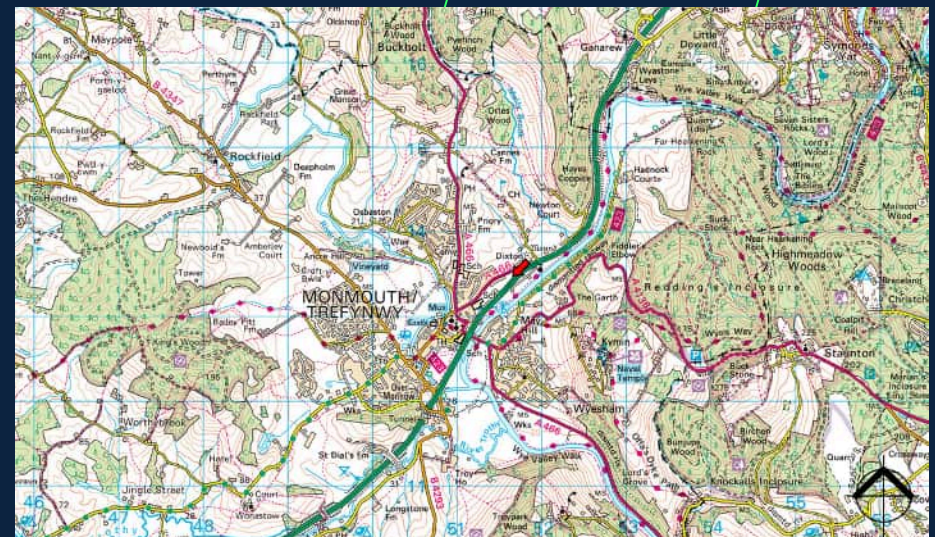
The site occupies a prominent position with good visibility to Dixon Road roundabout to the Northeast, A40 to the East and Dixon Road, A466 to the Northwest. The A40, provides access to Ross-on-Wye, Raglan, Abergavenny and the M50 towards the Midlands, and the A449 which links to Junction 24 of the M4.

Monmouth town centre is approximately 0.8 miles to the Southwest.

Surrounding uses include residential, a leisure centre, comprehensive school and its playing fields. The River Wye is c.250 meters to the East.

Site

The site is of an irregular shape and extends to approximately 1.998 acres / 0.809 hectares. Site boundaries are delineated by vegetation and timber fencing.



Tenure

The Property is held freehold under title number WA343694.

Planning

The site is located within the Monmouthshire County Council authority area.

Interested parties should undertake their own planning investigations and satisfy themselves as to the suitability of their intended uses and development proposals.



Pricing

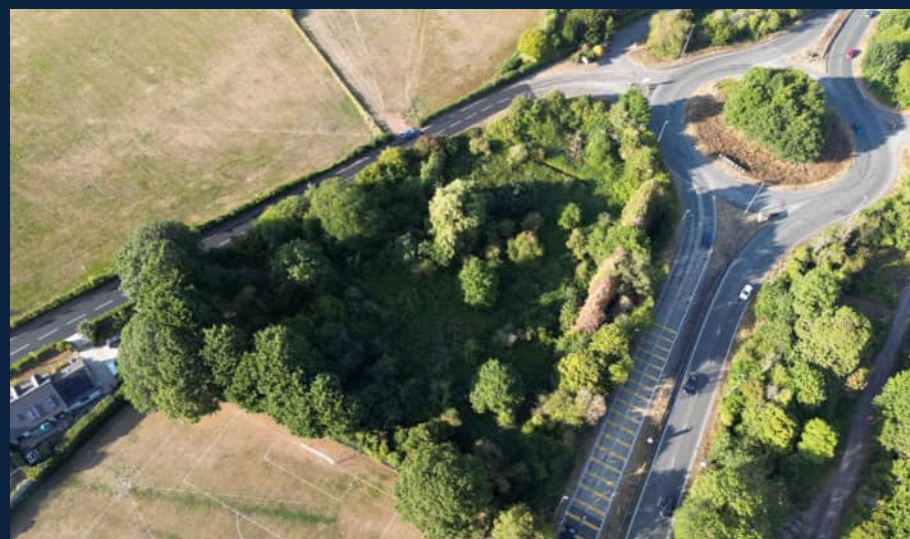
Offers are invited for the freehold interest.

VAT

All figures quoted are exclusive of VAT where applicable. We are not aware of any option to elect VAT for the Property.

Rateable Value

Interested parties to rely on their own enquiries of the relevant Local Authority Rates Department.







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Contact Details

For further information please
contact the sole sales agents:

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September 2026