

Abergavenny Cattle Market

Client

Monmouthshire
County Council

Services Provided

Development
consultancy and
disposal advice

Timescale

2004 - Current

Alder King Contact



Charles

Russell-Smith

T0117 3171043

E.c.russell-

smith@alderking.com



The Project

Alder King has provided advice to Monmouthshire County Council in respect of the marketing and disposal of Abergavenny Cattle Market since 2004. Our role has extended to site assembly, compulsory purchase, scheme content and viability together with developer selection and negotiation of the development agreement.

Abergavenny is an attractive market town set in south east Wales. The site comprising approximately 4.2 acres (1.7 hectares) is situated to the north of the town centre between the Brewery Yard area and the Fairfield car park and is a key regeneration site.

alder king

PROPERTY CONSULTANTS

Bristol 0117 317 1000

Cardiff 029 2022 0000

Exeter 01392 353080

Gloucester 01452 623290

Swindon 01793 615477

Taunton 01823 444879

Truro 01872 222174

0117 317 1000

15 PEMBROKE ROAD BRISTOL BS8 3BA

alderking.com

Abergavenny Cattle Market

[continued]

The site is held within the freehold ownership of Monmouthshire County Council and there are a number of occupiers on the site, in particular a working Cattle Market. Part of Alder King's role has been to advise the Council in respect of achieving vacant possession of the site, which has included negotiations with existing occupiers, the identification of relocation premises and advice in respect of compulsory purchase and associated valuation issues.

Through the redevelopment of the site, Monmouthshire County Council is seeking to secure a foodstore with associated car parking and public realm together with an area of land identified to accommodate a new library to be constructed by the Council. Given the proximity of the site to a conservation area, the Council require high standards of design and choice of material on all elements of the development and strong linkages to the town centre and Fairfield Car Park. Alder King has had regard to the key deliverables when marketing the site.

Having undertaken a rigorous marketing campaign and evaluation process led by Alder King, in April 2010, Morrison Supermarkets were selected by Monmouthshire County Council as preferred developer. In July 2010 a conditional development agreement was exchanged between the parties.

In summer 2011 Morrison Supermarkets obtained a full planning consent for a foodstore of approximately 25,000 sq ft net (48,416 sq ft gross). Alder King continue to work with the Council in relation to the relocation of the tenants from the site.

alder king

PROPERTY CONSULTANTS

Bristol 0117 317 1000

Cardiff 029 2022 0000

Exeter 01392 353080

Gloucester 01452 623290

Swindon 01793 615477

Taunton 01823 444879

Truro 01872 222174

0117 317 1000

15 PEMBROKE ROAD BRISTOL BS8 3BA

alderking.com