

# site location

The site is located approximately 3km south west of Chepstow town centre on Newhouse Farm Industrial Estate at junction 2 of the M48. There are a number of existing units within the industrial estate including an ASDA distribution centre.

To the south of the site is predominantly green field land which extends to the shore line of the Severn River.

Access to the industrial estate is from a dedicated access road off the roundabout at Junction 2 of the M48. A 2 metre wide footpath extends along the eastern edge of the site which leads northwards to Chepstow and westwards to Mathern.

The site sits within an area which is partly established industrial and business park and partly designated for industrial use and the proximity of the M48 provide excellent infrastructure links.

The site comprises an area of approximately 12.6 hectares. The site is relatively flat with an existing retaining wall to the east, north and west borders.

There are two balancing lagoons to the south of the site adjacent to the access road into the industrial estate.

Development Site 1

Beaufort Retail Park 2

Chepstow 3

Newhouse Farm Industrial Estate 4

Mathern 5

M48 Junction 2 6

River Severn 7

Severn Bridge 8

Asda Distribution Centre 9

Local Area Plan



Birdseye view of the site and the surrounding area