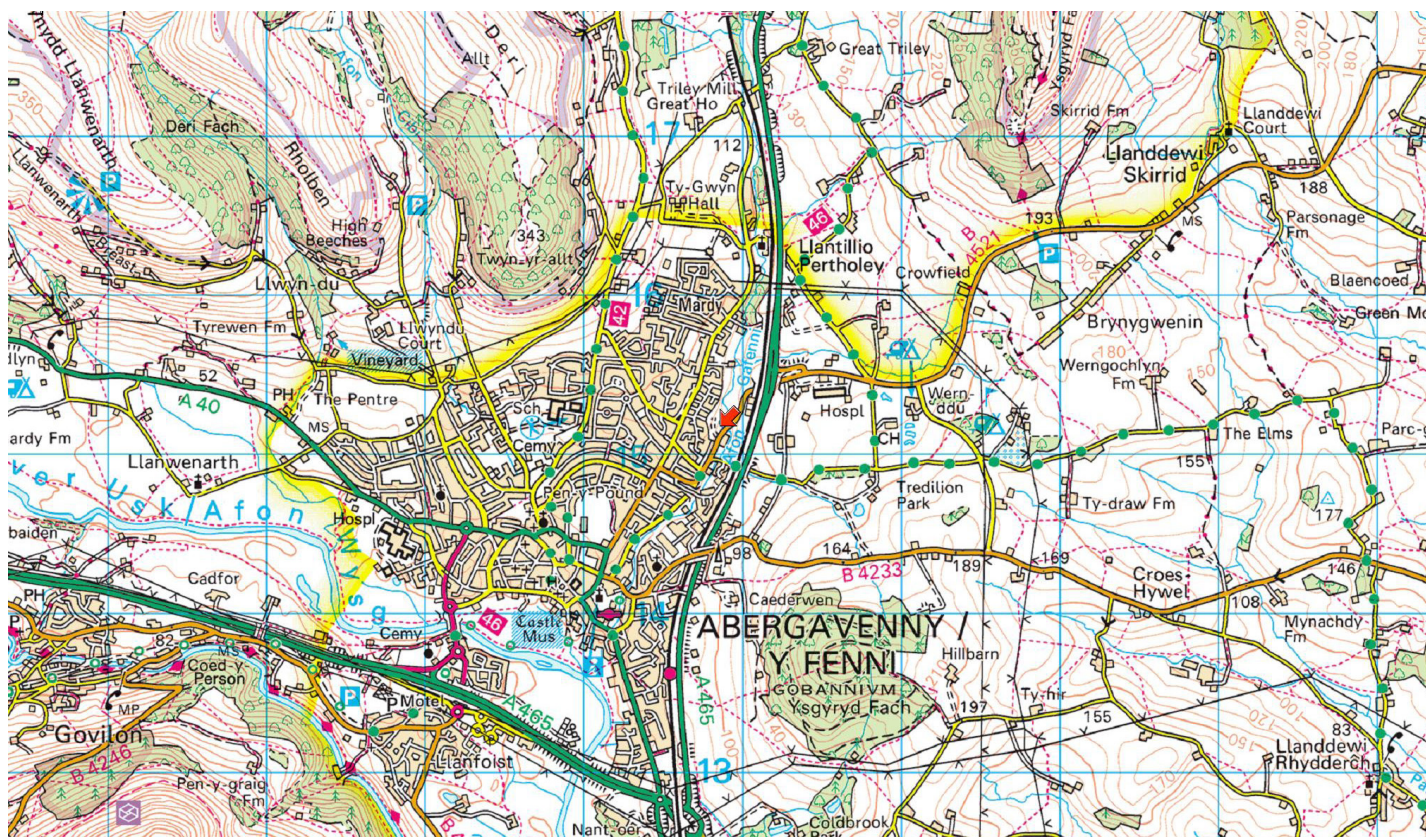


LAND AT ROSS ROAD ABERGAVENNY



RESIDENTIAL DEVELOPMENT LAND FOR SALE



LOCATION

The site is located in Abergavenny. Abergavenny is a market town situated to the east of the Brecon Beacons National Park and to the southwest of the Black Mountains. The town is well serviced with the Nevill Hall Hospital, a number of supermarkets and a vibrant town centre.

Abergavenny is within commuting distance of Cardiff, approximately 32 miles to the southwest; Newport approximately 20 miles to the south and Bristol approximately 50 miles to the southeast. The Abergavenny area has good road links with the A40 and A465.

The site is situated adjoining Ross Road on the outskirts of Abergavenny approximately 1 mile from the town centre via the B4521 road.

DESCRIPTION

The property comprises a 1.10 Ha (2.98 acres) plot of land. The land slopes upwards gently from frontage onto Ross Road on the Western edge. There is residential settlement to the East and a water course within a wooded area to the Western boundary with agricultural land beyond the woods. The access off Ross Road has been constructed.

The site is held in two ownerships with a landowners agreement in place with agreed terms to dispose of the parcels jointly.

LOCAL AUTHORITY

Monmouthshire County Council, County Hall, The Rhadyr, Usk,

NP15 1GA

PLANNING

In Planning terms the site should be considered in two sections. The land outlined in red on the plan overleaf benefits from a planning permission for 9 dwellings which has been implemented as the site access has been constructed. This point of access is expected to serve both sections of the site.

With regard to the land outlined in blue, outline planning permission was obtained in October 2013 for the development of 9 dwellings. The planning consent has now lapsed.

TERMS

Offers are invited initially by private treaty, on either a conditional or unconditional basis. We reserve the right to set a date for best bids subject to interest

PRICE

Price on application

VAT

TBC

TENURE

The site is offered Freehold with vacant possession upon completion.

TECHNICAL

A technical pack is available on request containing:
Planning Permission - SI - Layouts - Floor Report - Topo Survey - Utility Plans - Ecology Report - Tree Reports



CONTACT DETAILS

Rob Evans
robert.evans@coark.com
02920 346336



CONTACT DETAILS

Jeremy Rawlins
jeremy@rawlinsmadley.com
02920 640055

REF: 100544 – May 2019

Regulated by  RICS

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

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