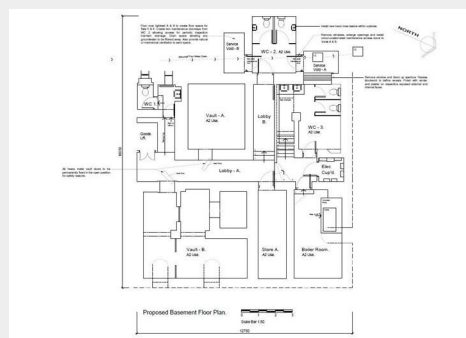


Former Lloyds Bank, 4 Hanbury Road, Pontypool, Gwent, NP4

Auction Guide Price +++ £150,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14th MAY 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MAY LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- RESI PLANNING GRANTED
- GDV - £790,000 | RENT - £60,320 pa
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY (5782 Sq Ft) with PLANNING to convert this FORMER BANK into 6 X APARTMENTS + COMMERCIAL + 14 x PARKING spaces.

Former Lloyds Bank, 4 Hanbury Road, Pontypool, Gwent, NP4 6YE

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Former Bank 4 Hanbury Road, Pontypool, Gwent NP4 6YE

Lot Number TBC

The Live Online Auction is on Wednesday 14th May 2025 @ 17:30
Registration Deadline is on Monday 12th May 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

GUIDE PRICE RANGE

The vendors have issued a guide price range of £150,000 - £200,000.

THE PROPERTY

An imposing Grade II Listed Freehold period property, a former Lloyds Bank, occupying a highly desirable and prominent position within the area. This substantial building presents a unique opportunity for redevelopment or continued commercial use, subject to relevant consents. A significant feature is the extensive car parking provision to the rear, accommodating approximately 14 vehicles, making it exceptionally well-suited for businesses or residential conversion requiring ample parking in a prime location. The property has accommodation (5782 Sq Ft) over 3 floors plus a large basement in this sought after location.
Sold with vacant possession.

Tenure - Freehold

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

PLANNING GRANTED | MIXED USE SCHEME

Planning has been granted to convert the property into a mixed use scheme of 6 apartments and a large commercial (scope to split commercial into 2 units)

24/P/0618/FUL | Change of use to former Bank create six residential flats (C3 Use). Retention of partial A2 Use to Ground Floor and basement.

PROPOSED RESIDENTIAL SCHEDULE OF ACCOMODATION

Unit 1 – 42.6 Sq m | 458 Sq Ft
Unit 2 – 30.3 Sq m | 326 Sq Ft
Unit 3 – 51.6 Sq m | 555 Sq Ft
Unit 4 – 47 Sq m | 505 Sq Ft
Unit 5 – 39 Sq m | 419 Sq Ft
Unit 6 – 38 Sq m | 409 Sq Ft

Floor plan



EPC Chart



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Clifton

Bristol

BS8 4BT

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Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.