



BUILDING PLOT AT TYGWYN

PONTRILAS | HEREFORD



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PONTRILAS | HEREFORD | HEREFORDSHIRE | HR2 0BB

A RARE OPPORTUNITY TO ACQUIRE A RESIDENTIAL BUILDING PLOT IN THE VILLAGE OF PONTRILAS WITH PLANNING CONSENT FOR A THREE BEDROOM DETACHED RESIDENCE WITH OFF ROAD PARKING AND FRONT AND REAR GARDENS.

- Building plot with planning consent for a three bedroom detached residence •
 - Located within the village of Pontrilas •
 - Very accessible to Abergavenny, Hereford and Ross-on-Wye •
 - Within walking distance of Village store and coffee shop •
- Offering good accessibility to the major road networks of the M4/M50/M5 •
 - Off-road parking for multiple vehicles •
 - Offered with no onward chain •

DISTANCES FROM BUILDING PLOT AT TYGWYN

Ewyas Harold 1.2 miles • Hereford 11.3 miles • Abergavenny 12.4 miles

Monmouth 16.1 miles • Ross-on-Wye 16.2 miles

Worcester 37.9 miles • Bristol 60.3 miles • London 136.0 miles

Hereford Train Station 12.1 miles • Abergavenny Train Station 13.2 miles

Bristol Parkway Station 43.6 miles • Cardiff Airport 56.0 miles

Bristol Airport 62.4 miles • Birmingham Airport 83.6 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Located within Pontrilas, a small village located between Abergavenny and Hereford. Pontrilas village store and coffee shop are within walking distance as well as the post office, fitness centre and cafe. The plot is a short drive away from the neighbouring village of Ewyas Harold which boasts public houses, butchers, post office, Primary school, shop and church.

As a popular gateway town, Abergavenny offers easy access to both the Brecon Beacons and Black Mountains. With that you get endless opportunities for incredible walks amongst peaks such as Sugar Loaf, Skirrid and Blorenge, The town also plays host to several events throughout the year, including the world famous Abergavenny Food Festival alongside other attractions including the Vintage Steam Rally. Education within the town includes a number of well respected primary schools and a local all through school, King Henry VIII 3-19 school, which is currently being redeveloped to create a state-of-the-art education establishment.

DESCRIPTION

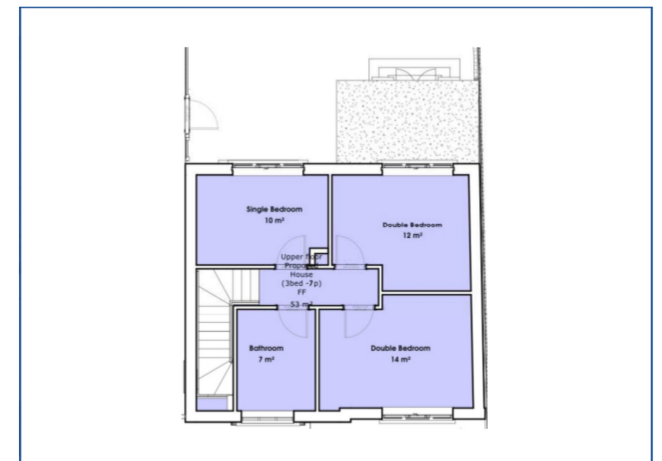
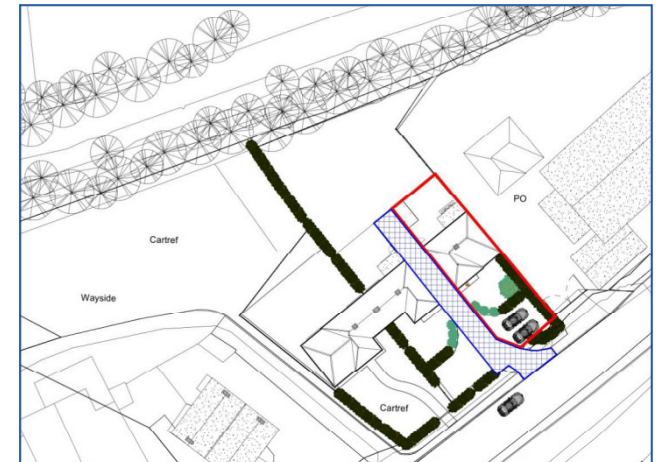
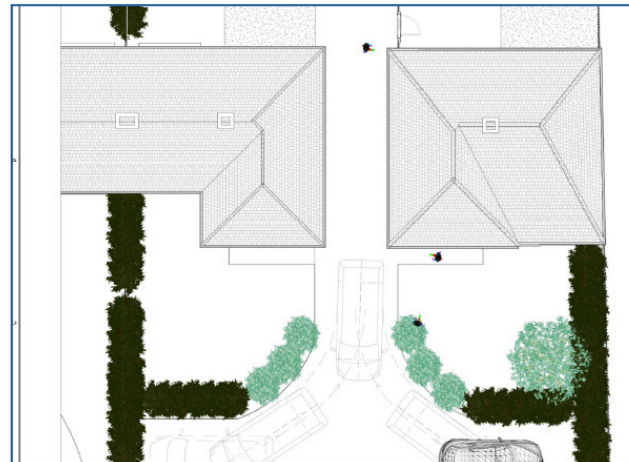
The building plot at Tygwyn provides the opportunity to create modern accommodation set out over two floors. The proposed ground floor open-plan accommodation includes entrance hall, kitchen/dining/living room and a study.

The first floor accommodation accessed via a staircase from the entrance hall will comprise of three bedrooms and a family bathroom.

Provision has been made for parking for two cars at the front aspect along with plenty of space to design gardens at the front and rear.

Planning consent was granted under Planning Application Reference P202381/F dated 4th December 2020, for the 'Proposed detached three-bedroom dwelling and demolition of the existing garage.'

The full Planning Application details can be found on Herefordshire Council's website.



KEY INFORMATION

Agents Notes: The purchaser is responsible for the demolition of the existing garage.

Services: Electricity, mains water and mains drainage are available close by. It is for any potential purchaser to make their own enquiries in relation to the connection of all services/utilities.

Tenure: Freehold with vacant possession upon completion

Local Authority: Herefordshire County Council. Telephone 01432 260000

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

Sale Method: The plot is offered for sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by any alternative sale method to conclude the sale process.

Directions: From Hereford leave south on the A465 and after approximately 12 miles turn left into the village of Pontrilas. After a short distance just next to the post office the property can be found on the right hand side.

Viewings: Viewing are permitted at any time during daylight hours with a copy of these particulars.

 joints.gobbling.harps



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