



Detached Building Plot at The Knoll Brecon Road Abergavenny NP7 7RE

A superb residential building plot in Abergavenny with outline planning consent for a five-bedroom detached house.

- Superb residential location and excellent position on the edge of the town •
 - Very accessible to Abergavenny, Bristol, Newport & Cardiff •
 - Planning for detached five-bedroom dwelling •
 - Drainage approved •
 - Available for Sale by Private Treaty •



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Brecon Road, Abergavenny NP7 7RE

A fantastic development opportunity within Abergavenny. Offered for sale currently with outline planning permission for a five-bedroom detached dwelling of over 2,300 sq.ft. with garaging and driveway and extensive garden space available.

Abergavenny is well located in South Monmouthshire with good access to Newport, Bristol, Cardiff, Gloucester, the beautiful Wye Valley and Monmouth.

Abergavenny - 0.5 miles

Crickhowell - 5 miles

Monmouth - 18 miles

Newport - 19 miles

Location & Situation

The proposed dwelling will enjoy an excellent accessible location on the edge of the town of Abergavenny. Located a short distance from Nevill Hall Hospital but also within walking distance of the town centre. The bustling and vibrant market town of Abergavenny, known as the Gateway to Wales, is blessed with scenic views, excellent road and rail links and a wide range of services and amenities.

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 like Sugar Loaf, Skirrid and Blorenge, while you've also got Bailey Park and Linda Vista Gardens in the heart of town.

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. The town supports a range of sporting teams including the rugby club, the cricket club, a number of football clubs as well as a wide range of other sporting teams.

Education within the town includes a number of well-respected primary schools and a local secondary school, King Henry VIII, which is currently being redeveloped to provide a state-of-the-art education establishment. With private schooling available in the nearby towns of Monmouth (Haberdashers Boys & Girls) as well as Brecon (Christ College) the area is perfectly located to benefit from such highly thought of schools.

The new dwelling is set back from the Brecon Road and will share a short section of the existing entrance drive to The Knoll with a few third party dwellings.

A Sale Plan showing the site is on the front of the Brochure.



Description

The site provides for a detached five-bedroom town house set within a large garden plot. With a double garage as well as ample room for parking for additional vehicles. Of an appealing traditional character and design. The dwelling has been designed to provide modern, well laid out, living space and benefit from an accessible location but also a private position with mature hedges and trees surrounding the Property.

The offering of this development site, with a granted drainage system provides appeal outside of any mains connection and the associated Phosphate regulations and issues within the Usk catchment.

The proposed site plan and elevations of the dwelling are set out below.

The layout has been designed to provide a spacious family home whilst at the same time benefitting from far reaching views to the Blorenge Mountain which towers over Abergavenny but is located in an easily accessible position on the edge of the town.



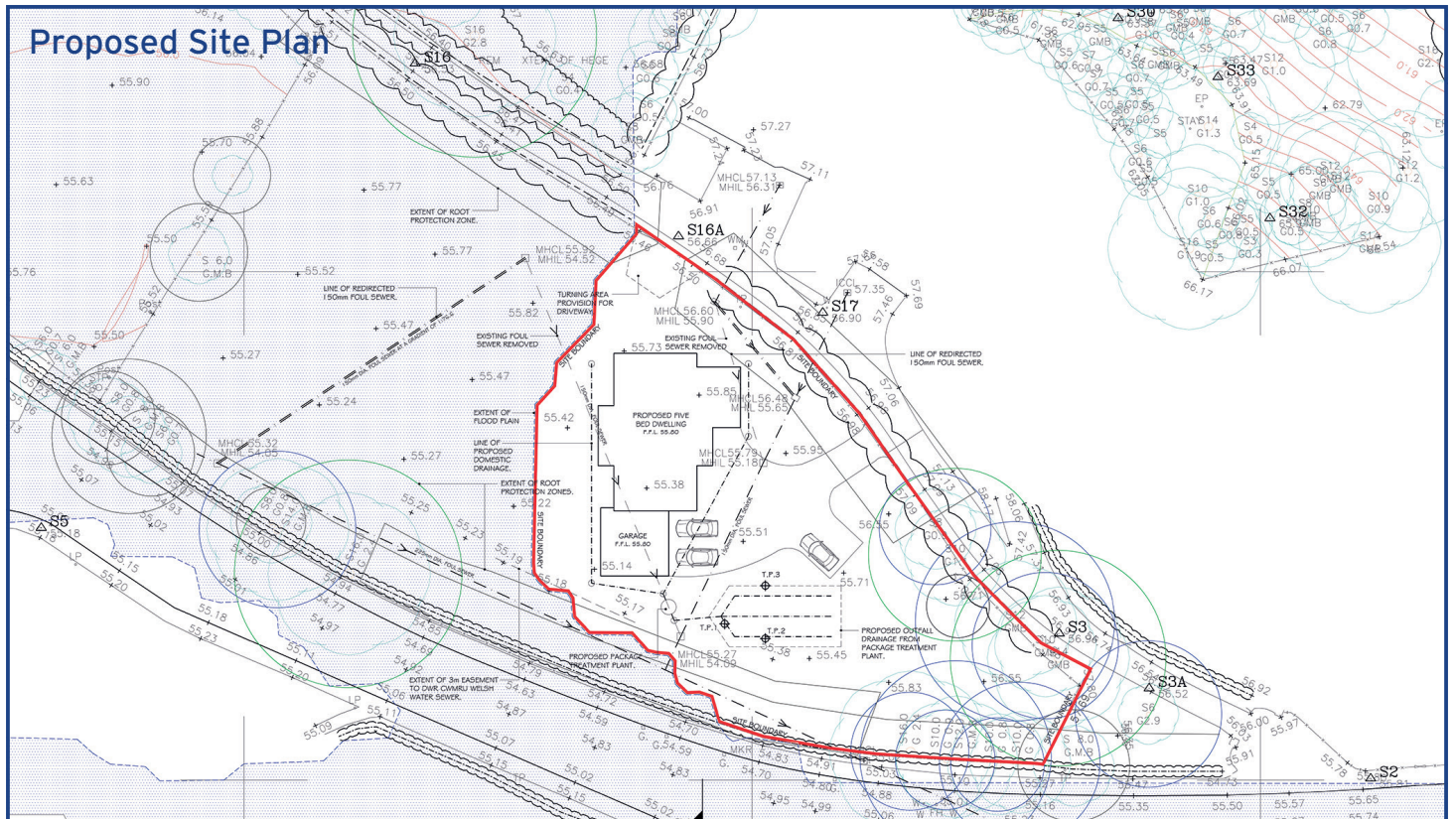
Planning Information

Outline Planning Consent was granted under Planning Application Reference (DM/2020/01580), dated 10th August 2022, for the 'Residential Development of One Dwelling.'

A copy of the Planning Consent Decision Notice is available from Powells on request.

The full Planning Application details can be found on Monmouthshire County Council's website under the following link:

<https://planningonline.monmouthshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QIVBCGKYL7300>.



Elevation



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Services

Mains Electricity and Mains Water are available close by to connect to. Private drainage has been granted approval by Natural Resources Wales (NRW). It is for any potential purchaser to make and rely upon their own enquiries in relation to the installation/connection of all services, utilities and drainage.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit, of any existing Wayleaves, Easements and Rights of Way. The property is sold with a right of access across a short section of driveway shared with adjoining property owners.

Sale Method

The plot is available 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.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these Particulars.

Directions

The building plot can be located a short distance west of the Town Centre. Continue on the A40 trunk road towards Crickhowell/Brecon. Upon passing the BP Garage on your left hand side continue for 100 yards and the entrance to The Knoll will be on your right. Continue up this drive for 50 yards and the entrance to the development site will be located on your left.

From Crickhowell, upon entering Abergavenny on the A40, you will pass Nevill Hall Hospital. Continue past the entrance to the hospital and as you pass around the bend the entrance to The Knoll will be on your left hand side. This is a sharp turn back.

A for sale board will be located at the entrance point and upon the roadside.

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