



LAND AT TREDOMEN

GOYTRE | MONMOUTHSHIRE



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A SUPERB OPPORTUNITY TO ACQUIRE A DESIRABLE BLOCK OF PERMANENT PASTURE WITH POSSIBLE LONG TERM DEVELOPMENT POTENTIAL (STPP). LOCATED ON THE EDGE OF GOYTRE AND WITH DIRECT ACCESS, THE LAND WILL BE OF GREAT INTEREST TO AGRICULTURAL, NATURAL CAPITAL AND INVESTMENT PURCHASERS.

- A large block of productive permanent pasture •
- Suitable for grazing and fodder conservation •
- Profiting from long term development potential •
 - Natural Capital and Biodiversity appeal •
 - Direct access to the A4042 •
 - Located on the edge of Goytre •
- In all extending to approximately 30.93 acres (12.51 ha) •

DISTANCES FROM THE LAND AT TREDOMEN

Goytre 0.5 miles • Little Mill 2.1 miles • Llanover 2.3 miles

Pontypool 4.5 miles • Usk 6.1 miles • Abergavenny 7.6 miles

Newport 11.7 miles • Cardiff 25.0 miles • Bristol 39.1 miles

Pontypool & New Inn Train Station 3.3 miles • Abergavenny Train Station 6.6 miles

Cardiff Airport 37.2 miles • Bristol Airport 43.6 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

Situated in an accessible location the property is well positioned a short distance south of Penperlleni on the A4042/Usk Road with the key road connections of the A40 to the north and M4 to the south, which provides direct access to Cardiff, Newport and the south-west. There is an excellent primary school (Goytre Fawr) in the village with a number of primary and secondary schools available in Abergavenny and Pontypool.

Local amenities include The Horseshoe Inn & Country Kitchen pub and restaurant, only a short drive away as well as The Star Inn. Abergavenny being just circa 6 miles north, is a thriving historic town which hosts the renowned Annual Food Festival as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets and many high street and boutique shops. There are further excellent schools and amenities in the centres of Newport and Monmouth.

An abundance of tourism and recreational activities exist within Abergavenny and the wider region, especially within the beautiful Usk Valley which is only a stone's throw away. Tintern Abbey, Raglan Castle, Chepstow Castle and the Monmouthshire to Brecon Canal are all easily accessible providing an abundance of walking for those who enjoy the great outdoors as well as Llandegfedd reservoir for those who enjoy water sports.

THE LAND

The land comprises an excellent block of permanent pasture, split into a number of manageable grazing enclosures with the majority of the land mainly level and gently sloping. With stock proof post and wire fencing as well as mature hedges to the boundaries and internal stock proof fencing providing three useful enclosures. There is also a purpose built sheep handling facility situated to the northern side of the land.

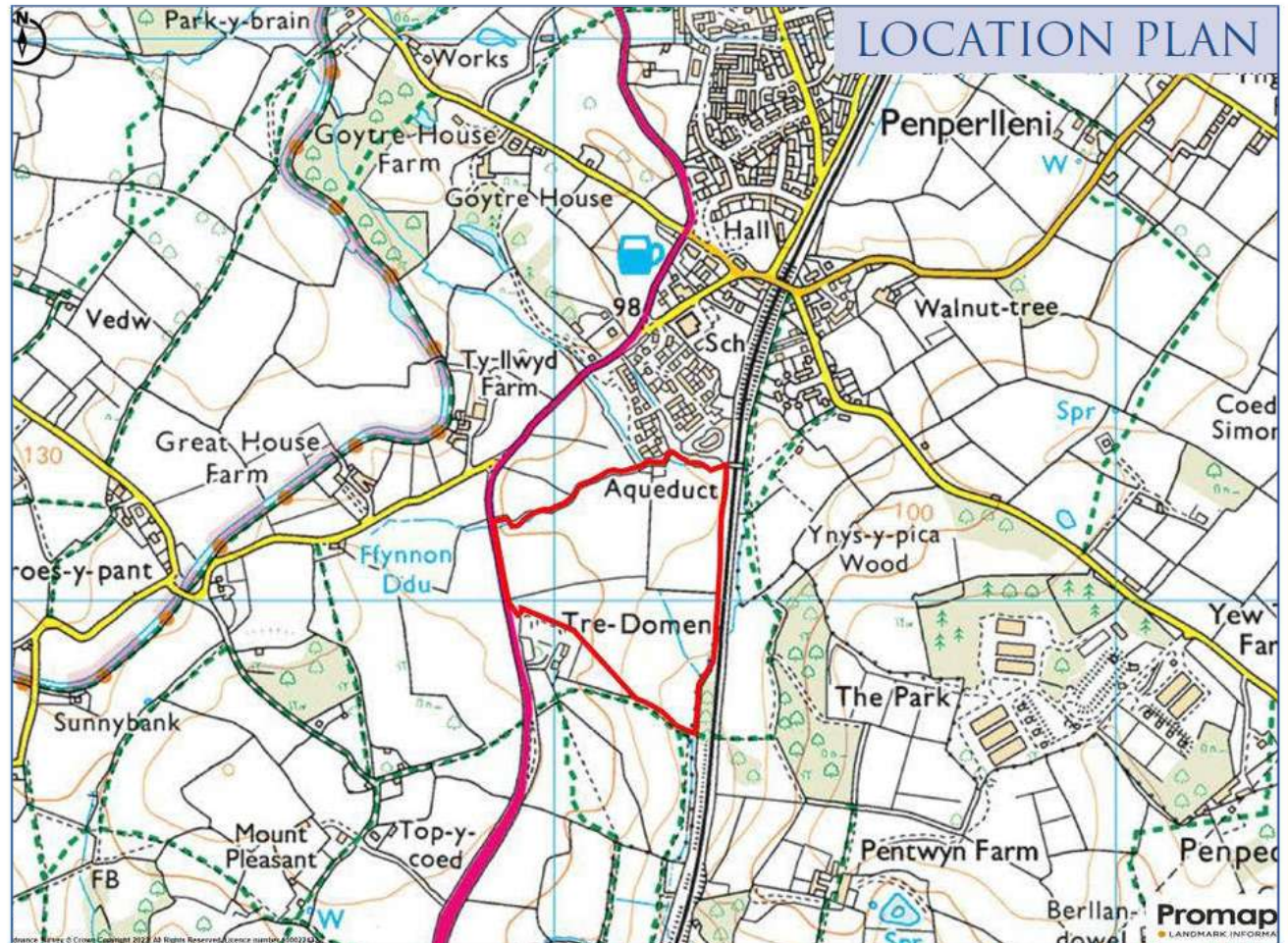
The land offers a rare and desirable opportunity on the edge of Goytre to acquire a large block of excellent farming ground but one which offers long term development potential.

Access is directly from the A4042 with ample room for large agricultural machinery to enter the land.

The land was in part submitted as a candidate site to the Monmouthshire Replacement Local Development Plan (RLDP) however this has since been removed. The land to the north of the site has also been submitted and retained within the developing RLDP but is in third party ownership.

Although not included directly within the currently emerging RLDP it is assumed that there will be significant future development potential at the land and that this sale offers a significant opportunity to purchase a longer term land holding with significant development potential rarely seen in the local market.

The land in all extends to approximately 30.93 acres (12.51ha).



KEY INFORMATION

Services: The property benefits from a natural water supply to each enclosure. Any other connections will be the responsibility of the purchaser.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Monmouthshire County Council. Telephone 01633 644644.

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. No footpaths cross the land.

Sale Method: The property is offered for sale by Private Treaty.

Overage Provision(s): A current overage provision will remain in place over the Property until 12th December 2032 for 50% of the uplift in favour of a previous owner.

An additional overage provision will be incorporated into the sales contract in favour of the vendors with 25% of the uplift in value payable to the vendors following the grant of planning permission following the grant of planning for any use other than agricultural or equestrian.

Covenant: A proportion of the land is subject to a covenant. Please contact the selling agents for more information.

Directions: From Goytre continue on the A4042 towards Pontypool. On leaving the village continue for approximately 0.5 miles. At the brow of the hill the land will be found of your left hand side.


From the M4 (Jct 25A) head towards Pontypool/Cwmbran. Continue along the A4042 for 10 miles continuing towards Abergavenny. At the Uskvale Roundabout continue on the A4042 up the hill towards Abergavenny/Goytre. Once you leave the dual carriageway continue past the Secret Garden garden centre. The Property will be located on the right hand side.

Do not enter the Land with any vehicles and please do not block access to the adjoining dwellings.

A for sale board will indicate the access to the land.

Viewings: Strictly by prior notification to the selling agents and only within daylight hours. No dogs are to be taken onto the property at any time.

Postcode: NP4 0AF.

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Score	Energy rating	Current	Potential
92+	A		