



## Land Adjacent to Rock House North Clydach, Abergavenny NP7 0LL

A superb opportunity to acquire a fantastic compartment of accommodation land with barn in an elevated popular location offering excellent accommodation, amenity and long term development appeal.

- Excellent location a short distance from Heads of The Valleys Road at Clydach •
- Level to gently sloping ring-fenced compartment of accommodation land •
- Roadside access • Tin sheet cladded barn •
- In all approximately 1.3 acres (0.52 ha) •



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# Land Adjacent to Rock House

## North Clydach, Abergavenny NP7 0LL

Land adjacent to Rock House offers an excellent compartment of accommodation land with roadside access including a useful fully enclosed tin sheet cladded barn, situated adjacent to Main Road, close to the village of Clydach.

The land has excellent small scale agricultural, amenity, conservation and long-term development appeal with spectacular views.

**Clydach - 1.2 miles**  
**Gilwern - 1.6 miles**  
**Brynmawr - 2.7 miles**  
**Govilon - 3.0 miles**  
**Abergavenny - 5.7 miles**

### Location & Situation

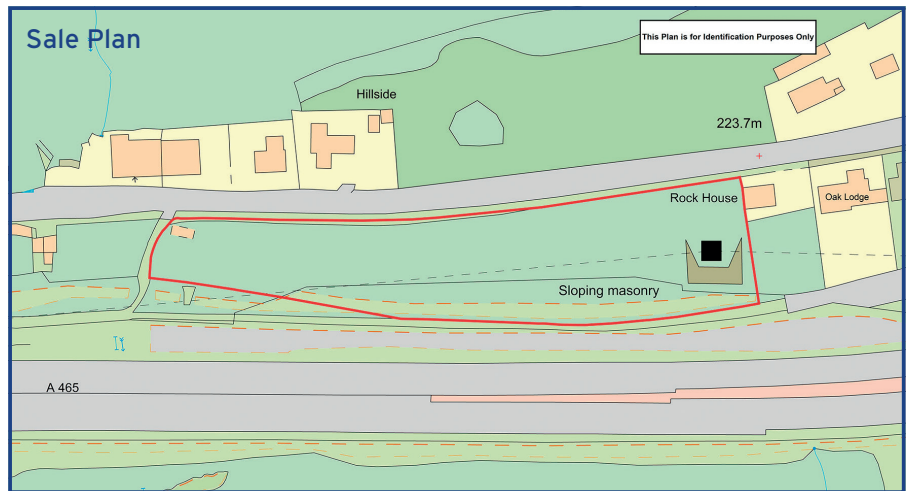
The land is situated in an excellent elevated position, within the settlement of North Clydach, close to the A465 Heads of the Valleys Road, adjacent to Main Road, enjoying a superb location within the heart of the Clydach Gorge.

### Description

The land is accessed by a gated entrance from the public highway known as Main Road which connects directly to the public highway known as Station Road which feeds onto the A465 Heads of the Valleys Road. The land itself comprises a ring-fenced rectangular level to sloping parcel of accommodation land with tin sheet cladded barn at the western end, providing a desirable package for anyone with amenity, small scale agricultural, conservation or long-term development interests.

The land is set over one primary field enclosure and accessed via a field gate to the eastern end. The northern end of the land features a hard standing area leading to the tin sheet cladded barn (5.55m/3.5m) positioned on the western boundary. The land then slopes down to the south in the direction of the road and features a terraced area which could be utilised for horticultural purposes.

As the land is all easily accessible, free draining, level to sloping with a barn and benefitting from spectacular views it would



certainly provide significant appeal to small scale agricultural, amenity, conservation and long term development type purchasers.

In all the land extends to approximately 1.3 acres (0.52 ha).

### Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not.

### Services

There is mains water in the road adjacent to the land. It will be the responsibility of the purchaser to make their own enquiries with the relevant utilities companies in respect to services.

### Development Clawback

A development clawback overage provision will be incorporated into the sale contract to capture any future residential development. This will capture 25% of any uplift in value provided by any residential planning consent for a period of 20 years from the date of sale.

### Sale Method

The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the land by any other alternative sale method to conclude the sale.

### Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. No vehicles are permitted to be taken onto the land.

### Directions

From the Hardwick Gyratory at Abergavenny, proceed northwest on the A465 Heads of the Valleys Road for 4.7 miles. Take the left turn onto Station Road, signposted Clydach/ Llanelly Hill. At the junction turn left continuing on Station Road.

At the next junction turn left signposted North Clydach. After 0.3 miles keep left onto Main Road. Continue on Main Road for 0.6 miles and the land will be on your left-hand side.

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### Important Notice

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