



Detached Building Plot at the Rustic Bungalow Church Road, Gilwern, Abergavenny NP7 0HF

A superb residential building plot in a rural setting with full planning granted and implemented through the laying of the foundations.

- Desirable location and excellent position on the edge of the Brecon Beacons •
 - Very accessible to Gilwern, Abergavenny & The Heads of the Valleys •
 - Planning for detached four-bedroom dwelling •
- Large site (2.81 acres) with ample room for landscaped gardens or paddocks •
 - Available for Sale by Private Treaty •



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A fantastic development opportunity within easy reach of Gilwern. Offered for sale currently with full planning permission (M19387) for a four-bedroom detached dwelling of over 2,585 sq.ft. with garaging and driveway and extensive garden space extending in all to 2.81 acres.

Gilwern is well located in North Monmouthshire with good access to Abergavenny and the Heads of the Valleys Road, with Bristol, Newport & Cardiff easily accessible.

Crickhowell - 4.2 miles

Abergavenny - 5.9 miles

Location & Situation

The proposed dwelling will enjoy an excellent accessible location on the edge of the village of Gilwern. Gilwern is located a short distance from Abergavenny. 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 market 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.

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 3-19 School, 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 Church Road in an elevated position. Accessed via a short length of private track leading up to the site the Property will benefit from a private setting with a rural outlook.

A Sale Plan showing the full extent of the site is included overleaf.

Description

The site provides for a detached four-bedroom modern dwelling set within an extensive plot of 2.81 acres allowing ample room for landscaped gardens or amenity space ancillary to the house. With a double garage as well as ample room for parking for additional vehicles.

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.

Drainage is proposed to be into a private system and the buyer must rely upon their own enquiries in regard to this.

The extent of the proposed dwelling will extend to approximately 240sqm (2,585sqft) including the garage.

The layout has been designed to provide a spacious family home whilst at the same time benefitting from far reaching views to the Llanwenarth Breast and Sugar Loaf which towers over Abergavenny.



Planning Information

Full Planning Consent was granted under Planning Application Reference (M19387), dated 23rd May 2005, for the New Dwelling to Replace Existing, as granted by the Brecon Beacons National Park (Bannau Brecheiniog).

We understand the existing foundations have been approved by Monmouthshire Council Building Control.

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

Proposed Site Plan



0m 10m 20m 30m © Crown copyright and database rights 2024. OS AC0000813445

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Services

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, although it is understood mains connections are available.

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.

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

From Gilwern take the Crickhowell Road (A4077) west from the centre of the village. At the cross roads with the Corn Exchange Public House take the left turn onto Church Road towards Llanelly Church. Continue for almost one mile until you reach the Church. Take the left hand turn and then continue left, remaining on Church Road. Continue for half a mile and the Property will be located on your right hand side.

It is recommended that you use the W3W as opposed to the postcode.

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



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