



Land and Barn Known as Ty Gill

Lower Gellifelen, Llanelly Hill

Abergavenny, NP7 0NW

A desirable land and barn package with roadside access and views offering amenity, conservation, natural capital and possible development appeal.

- Excellent location on the edge of the village of Llanelly Hill, adjacent to Quarry Road •
- A block-built barn which could be used for a range of uses (subject to planning) •
- Ringfenced compartment of level to gently rising amenity land and woodland •
 - Roadside frontage and access with views •
- Of interest to amenity, conservation and natural capital purchasers •
 - Extending to 1.63 acres (0.66 hectares) •



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Ty Gill offers an accessible existing block built fully enclosed barn and a ring-fenced parcel of amenity land and woodland in rural elevated situation with a high degree of privacy and countryside views.

Location & Situation

Ty Gill is located in an elevated position within the Monmouthshire settlement of Llanelly Hill, within the Brecon Beacons National Park. It is very accessible directly accessed from the south side of the public highway known as Quarry Road which connects directly to the village of Clydach and the A465 Heads of the Valleys Road.

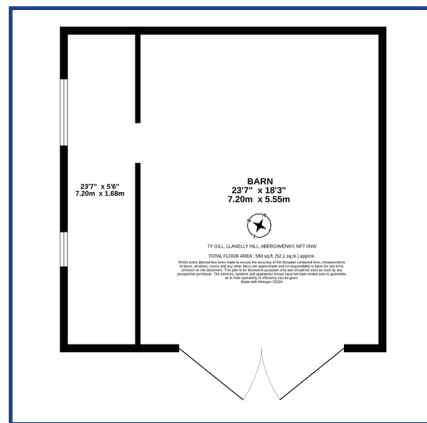
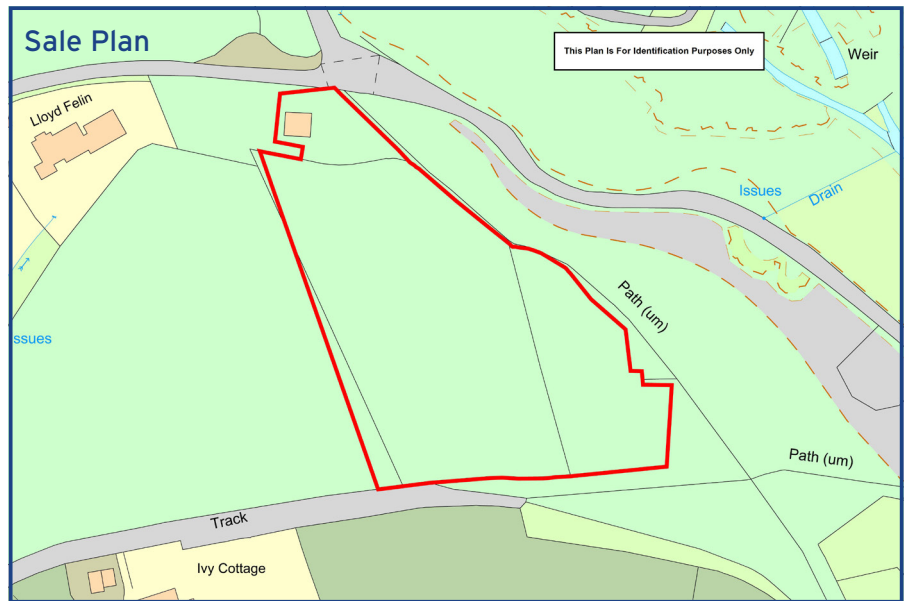
Description

Ty Gill is accessed direct from the roadside with the building being positioned to the front. The building features block-built elevations under a tin sheeted roof with concrete floor and is a spacious barn with additional room to the side. The building could be used for a range of possible uses subject to obtaining the necessary planning consents. The land which is accessed via the field gate next to the building extends to the south and is level to gently elevating up to the southern boundary. The land is a mix of trees and pasture offering a wonderful compact compartment for anyone with amenity, conservation, biodiversity and natural capital interests with fantastic views.

In all Ty Gill extends in total to approximately 1.63 acres (0.66 hectares).

Wayleaves, Easements & Rights of Way

The property 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 are no services directly connected to the property.

Sale Method

The property is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the property 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. All parties viewing do so at their own risk. All parties advised to use caution when accessing and leaving the property.

Directions

From Abergavenny proceed west on the A465 Heads of the Valleys Road. After 3.9 miles exit left onto Station Road signposted Clydach, Llanelly Hill. Then immediately turn right, staying on Station Road in the direction of Llanelly Hill. After 0.4 miles turn right onto Quarry Road. Proceed on Quarry Road for 1.4 miles and the property will then be on your left-hand side.

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