



Land at Bryn Y Gwenin Abergavenny, Monmouthshire, NP7 8AB

A desirable parcel of garden/amenity land offering horticultural and amenity appeal.

- Excellent location within the hamlet of Bryn y Gwenin •
- Ringfenced parcel of level pastureland • Private spring water supply from well •
- High degree of privacy with fully hedged boundaries •
 - Accessible position with roadside access •
- Of interest to horticultural and amenity purchasers •
 - Extending to 0.13 acre (0.05 hectares) •



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Land at Bryn Y Gwenin

Abergavenny, Monmouthshire, NP7 8AB

Land at Bryn y Gwenin offers an excellent opportunity to acquire a versatile compartment of amenity land in a private and very accessible location, within the hamlet of Bryn y Gwenin.

Llanddewi Skirrid - 0.6 mile

Abergavenny - 3.6 miles

Cross Ash - 6 miles

Raglan - 12.1 miles

Monmouth - 14.9 miles

Location & Situation

Land at Bryn y Gwenin enjoys a private position in an excellent accessible location within the heart of the hamlet of Bryn y Gwenin, being situated between the village of Llanddewi Skirrid to the north-east and the town of Abergavenny to the west and the main road networks of the A465 Heads of The Valleys Road and the A40.

Description

The land is accessed direct from the north-western side of the public highway known as Bryn y Gwenin Road within the heart of the settlement. The land is positioned adjacent to the roadside and also the property known as Spring Cottage. The land itself is sheltered well from the road with high hedges providing privacy and cover.

The land comprises an irregular shaped level compartment with roadside frontage and access, predominantly laid to lawned grass with a vegetable patch on one side and has historically been used for horticultural purposes.

As the land is easily accessible and in good condition it would certainly provide significant appeal to horticultural and amenity type purchasers.

In all the property extends in total to approx. 0.13 acre (0.05 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

The property benefits from a private water supply from a spring which feeds a small well positioned at the end of the plot.

Development Clawback Overage Provision

The property will be sold with a development clawback overage provision which will capture 25% of any uplift in value provided by any residential planning consent. This overage will run for a period of 20 years from the date of sale.

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 the Hereford Road at Abergavenny proceed onto the Grosvenor Road B4521 which turns into the Old Ross Road (B4521). Head east continuing for 2.4 miles. Then take the right turn in the direction of Bryn y Gwenin. Proceed on Bryn y Gwenin Road for 0.2 miles and the property will be on your right-hand side.

What3Words

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