

HOLLYCROFT

MIDWAY LANE • MARDY • ABERGAVENNY • NP7 6NE

ON THE INSTRUCTIONS OF A PRIVATE CLIENT
DEVELOPMENT OPPORTUNITY FOR SALE



On the instructions of a Private Client Development Opportunity For Sale

Hollycroft, Midway Lane, Mardy, Abergavenny, NP7 6NE

Attractive redevelopment opportunity in established desirable residential location • Extending to 1.255 gross hectares (3.1 acres) • Prominent position • 4 bedroom detached house with separate access • Sold with Vacant Possession

Description

The site extends to approximately 1.255 gross hectares (3.1 acres) and has previously been utilised as grazing land.

The site is rectangular in shape and is slightly sloping. The site is bounded by Midway Lane to the South. Poplars Road is located on the site's northern boundary. The remainder of the site is bordered by established residential developments to the east and west.

Location

Hollycroft, Mardy is an established, popular area immediately north of Abergavenny, a popular market town which acts as a retail, health and education centre for an extensive rural area. Abergavenny is located six miles from the border between England and Wales and provides immediate access to the Brecon Beacons National Park.

Situated off Hereford Road, which links directly to the A465, Heads of the Valleys Road which provides links to the A470 South to Cardiff (32 miles) and the A4042 South towards Cwmbran (15 miles) and Newport (19 miles).

The site benefits from local amenities including a convenience store, post office, public house and takeaway.

Two primary schools, Ysgol Cymraeg Y Fenni and Llantillio Pertholey School are within walking distance.

Regular bus routes to/from Abergavenny can be accessed immediately adjacent the sites northern boundary on Poplars Road. Buses typical run approximately every hour. Abergavenny has good transport links by rail to Newport, Cardiff and the Midlands of England.

Services

The property is served by all mains services including gas, water, electricity, telecommunications, sewerage and surface water drainage. Further information on the services and utilities serving the site is available upon request.

We advise that applicants should make their own enquiries with the relevant statutory service providers.

Planning Status

The site is currently regarded as 'white land' and sits inside the 'Building Settlement Development Boundaries' within Planning Policy S1.

We do not feel that a residential development scheme will be viewed negatively. However, we would advise interested parties to contact Monmouthshire County Council Planning Department on 01633 644831 or planning@monmouthshire.gov.uk.

Additional Information

Technical information is available upon request.

EPC Rating

No EPC available.

Tenure

Available as freehold with Vacant Possession

VAT

The property is / is not elected in respect of VAT.

Method of Disposal

Interested parties are requested to formally register their interest and will be informed of the Tender deadline in due course.

Further Information

For further information and to arrange a viewing please contact:

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