

CHRISTIE

R E S I D E N T I A L

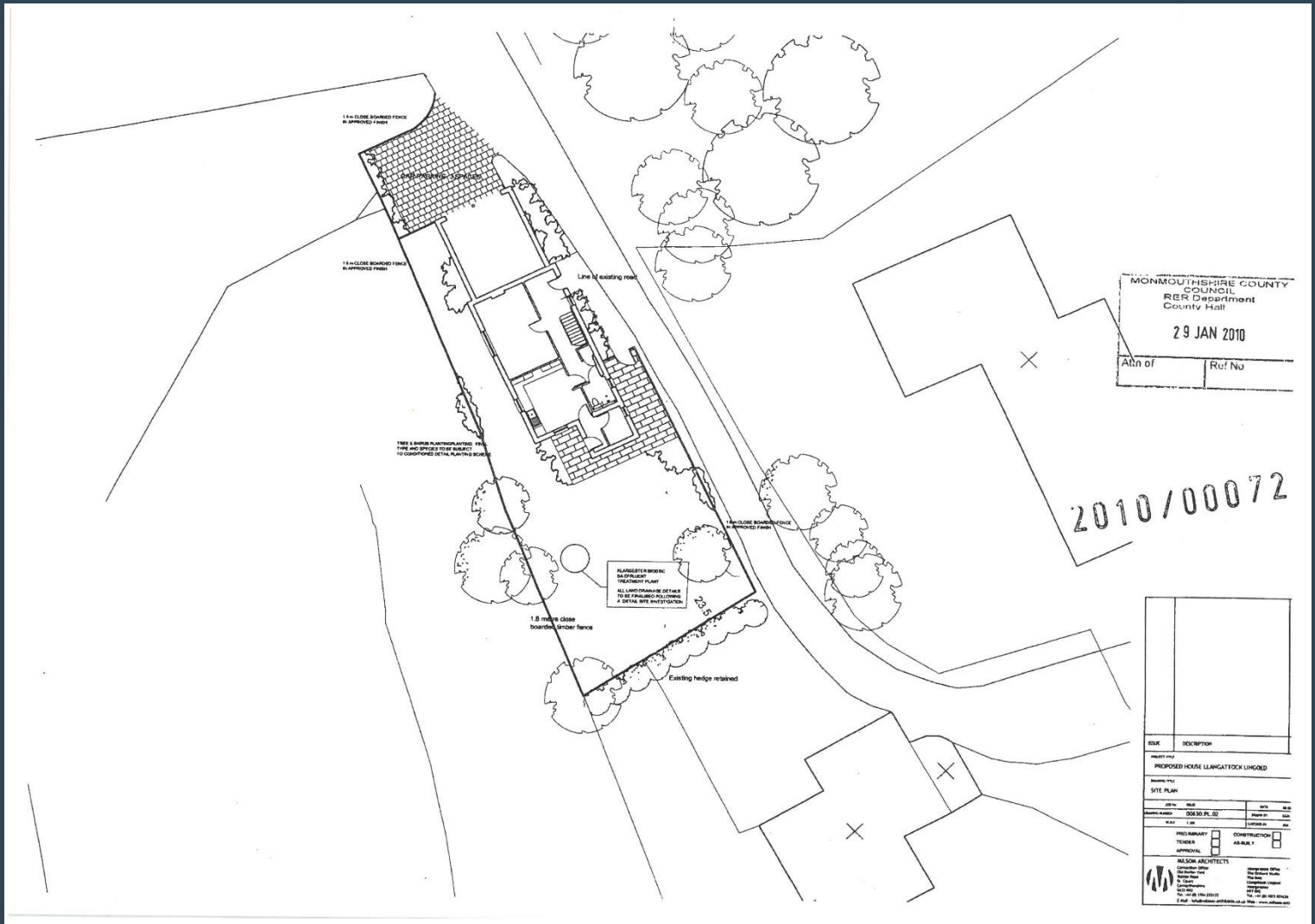


THE PLOT, ORCHARD COTTAGES, LLANGATTOCK LINGOED, ABERGAVENNY, NP7 8RR

Located in the midst of the Monmouthshire countryside in the much admired village of Llangatock Lingoed, just over seven miles from the bustling market town of Abergavenny, this level building plot benefits from approved planning permission for the construction of a three bedroom, two storey house with parking, garden and double garage. The plot is in the centre of the village close to the Hunter's Moon public house, church and the Offa's Dyke public footpath. We understand from the seller that water and electricity are available on site. For further information and full details regarding the planning please go to:

<https://www.monmouthshire.gov.uk/view-planning-applications> and use reference: DC/2010/00072.

PRICE £165,000



DIRECTIONS

From Abergavenny follow the B4521 Hereford Road northwards past Bailey Park for approximately 300 metres then take the right hand turn onto Grosvenor Road (still B4521) signposted to Skenfrith. Follow the road for approximately 5 miles, passing the renowned Walnut Tree restaurant on your left hand side, through Llanddewi Skirrid and onto Llanvethrine. As you exit the village take the left hand turning signposted to Llangatock Lingoed. Follow the lane for about 1.7 miles mile then bear left and continue down the hill and the Hunter's Moon public house will be immediately in front of you and the plot will be on the right hand side just as you turn into the small lane on your left, just before the pub.

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ESSENTIALS