

CHRISTIE

R E S I D E N T I A L

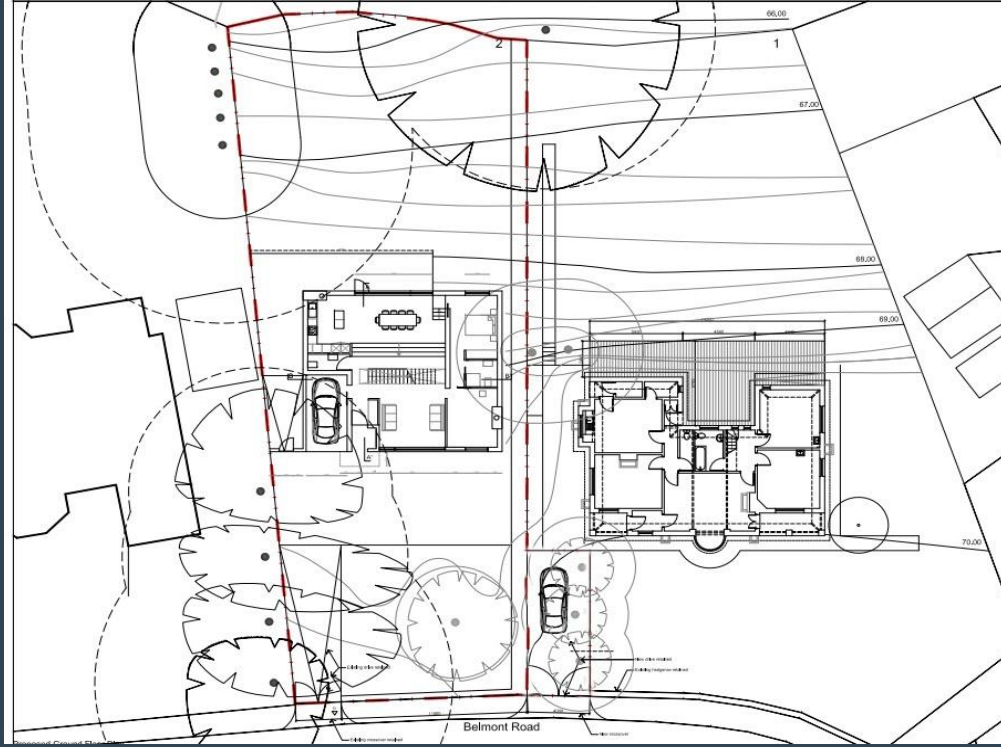


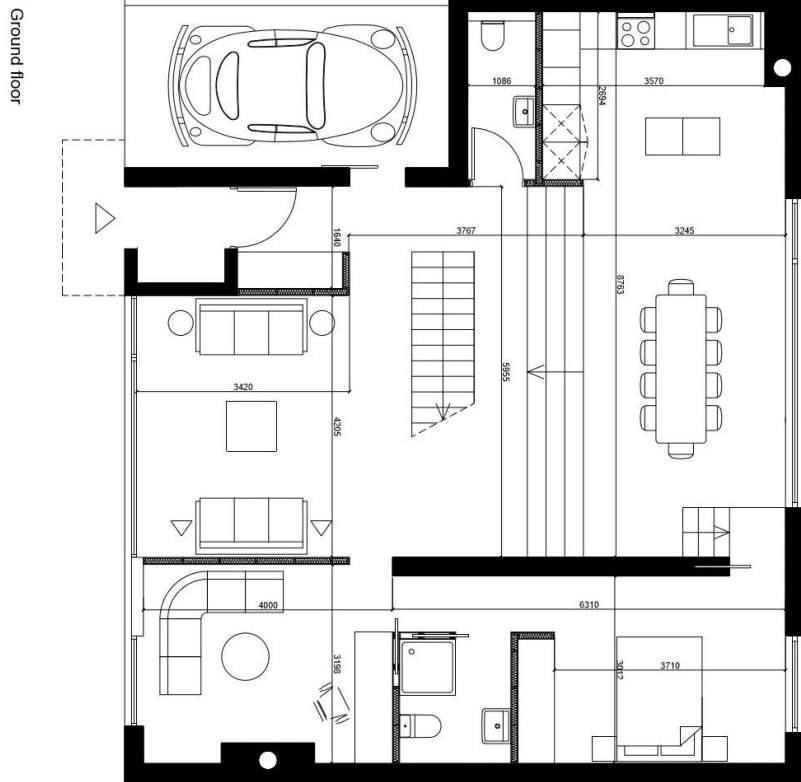
THE PLOT, BELMONT ROAD, ABERGAVENNY, NP7 5HN

A building plot with full planning for a detached four bedroom home situated on a residential road, near Abergavenny town centre and a short walk to the railway station. This is an exceptionally rare opportunity to create a state of the art modern home within a prime residential location.

- Full Planning Permission
- Four Bedroom Detached
- Modern Open Plan Design
- Plot of 780 sq meters
- Off Road Parking For Three Cars
- Prime Residential Location

PRICE £275,000





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ABOUT THIS PROPERTY

An exceptionally rare opportunity to secure a building plot within a highly regarded residential road, walking distance from Abergavenny town centre and the railway station. The site is offered with full planning for a state of the art four bedroom family home within a plot of 780 square meters (0.078 hectares). The proposed dwelling would afford 182 square meters of accommodation, with a design focussed on modern living. The ground floor would comprise a superb open plan kitchen/living room with large glazed doors opening to the garden. In addition, there would be a ground floor bedroom with en-suite shower room, a further sitting room / study and a guest WC. The 1st floor accommodation would comprise a front facing master bedroom with en-suite shower room, two further equally proportioned double bedroom overlooking the rear, a family bathroom and a fabulous terrace overlooking the garden accessed from the landing. The proposed plans include a driveway to the front providing parking for three cars, and a rear garden framed by hedging that falls away to a stream at the rear.

Planning Information Planning Consent was granted under Planning Application Reference (DC/2018/00059), dated 16th May 2018. A supplementary Certificate of Existing Lawful Use or Development (DM/2023/00499) was issued 27th September 2023. A copy of the Planning Consent Decision Notice and all other relevant documents are available upon request. The full Planning Application details can be found on Monmouthshire County Council's website.

Key Information Services: Mains Electricity, Gas and Water are available close by to connect to and a mains drainage has already been connected at the site. There is a Section 106 liability of £28,567 subject to self build exemption under set criteria.

ABOUT THE LOCATION

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenges and the Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life than nearby Usk and Monmouth. It offers a wide range of amenities with major supermarkets, popular bi-weekly, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. Abergavenny, is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. The town also offers a rich and vibrant range of cultural options including the Borough Theatre which offers an all year round programme of professional and amateur events, and the annual Abergavenny Writing Festival. Its location means that Abergavenny acts as the major transport hub for the area. The railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away.

DIRECTIONS

Take the A40, Monmouth Road, out of Abergavenny Town Centre. After passing the bus station on the left hand side, take the third left into Belmont Road. The plot can be found near the end of the road on the left hand side.

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.