

RESIDENTIAL DEVELOPMENT SITE

BRECON ROAD,

ABERGAVENNY



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**A PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY WITHIN A
SHORT WALKING DISTANCE OF ABERGAVENNY TOWN CENTRE
COMPRISING 5 NEW BUILD UNITS AND CONVERSION OF 9 UNITS
IN A TRADITIONAL COURTYARD SETTING.**

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17 – 23 BRECON ROAD, ABERGAVENNY

A well located development site comprising 5 no. new build units, and 9 no. units for conversion in a former stable yard for conversion, plus 2 no. small retail/office units.

Location:

The property is located on the western outskirts of Abergavenny Town Centre. The former stable yard fronts onto Brecon Road. The new build development is located at the rear of the site with direct access from St Michael's Road.

Abergavenny comprises a popular market town located on the outskirts of the Brecon Beacons National Park. The town has a population of approximately 13,500 (2001 census) and is regarded as a popular residential location, and an increasingly important commercial/tourist centre.

The cities of Cardiff and Newport are within 30 miles and 18 miles respectively. The town of Monmouth is approximately 17 miles to the east and the town of Brecon approximately 20 miles to the north-west. The M4 motorway (Junction 24) is within approximately 17 miles.

Local shopping, schooling and transport facilities are conveniently available. Abergavenny railway station is within approximately 1.5 miles of the subject property providing train services to Cardiff and Manchester with connections to London Paddington and Bristol via Newport. A Location Plan is appended to these particulars.

Description:

The total site area is broadly rectangular in shape and extends to approximately 0.42 acre (0.17 hectare) as shown edged red for identification purposes only on the attached Ordnance Survey extract.

The existing buildings, in the southern part of the site fronting Brecon Road, are arranged around a courtyard and comprise single and double storey stone built structures. The northern part of the site comprises an open yard with frontage to St Michael's Road. A number of storage buildings/garages currently stand on this part of the site.

The buildings are vacant, save for the storage and garage structures in the rear yard which are currently occupied under licence, and used for the sale of second-hand furniture.

Planning:

Planning permission for partial re-build and conversion of the existing structures to 9 residential units and construction of 5 no. new residential units in the yard at the rear of the site was granted full planning permission on the 9th January 2006.

A copy of the planning permission (ref. no. M/10472) is available upon request. The consent that has been granted is not subject to a Section 106 Agreement.

The proposed development, for which consent has been granted, comprises conversion of the existing buildings to provide:

- ♦ 1 no. 2 bedroom house
- ♦ 3 no. 1 bedroom houses
- ♦ 5 no. 1 bedroom apartments

In addition 2 no. small ground floor office/retail units are to remain.

The new build development to the rear of the site will comprise:

- ♦ 4 no. 2 bedroom houses
- ♦ 1 no. 2 bedroom apartment

The extent of the proposed development is shown on drawing no. P05, a reduced copy of which is enclosed.

9 car parking spaces will be provided in the forecourt area fronting Brecon Road, 4 of which will be covered. 6 car parking spaces will be provided to serve the new build development with access from St Michael's Road.

Services:

All main services are understood to be available, but prospective purchasers should satisfy themselves regarding the location and capacity of services.

Additional Information:

The following additional information can be made available to prospective purchasers upon request:

- ♦ Detailed Planning Permission (M/10472)
- ♦ Building Regulations Approval (FP/2006/00254)
- ♦ Full set of drawings showing existing and proposed development
- ♦ Ground Investigation Reports – Earth Science Partnership
- ♦ Type 3 Asbestos Survey Report – NG Associates
- ♦ Statutory Services Information (BT Wholesale, Western Power Distribution, Transco and Welsh Water)

Vacant Possession:

The courtyard buildings are vacant. A charity currently occupies the rear yard and storage building for the purposes of recycling second-hand furniture. The premises are occupied under licence for which an annual fee of £7,000 is paid. The licence can be determined at short notice and vacant possession upon completion of sale can therefore be provided if required.

Viewing:

External viewing can be undertaken from the Brecon Road frontage and St Michael's Road by interested parties in possession of these particulars. Internal inspection should be by prior arrangement with the selling agents.

Asking Price:

Subject to contract, offers in the region of **£600,000 (Six hundred thousand pounds)** are sought for the freehold interest in its entirety.

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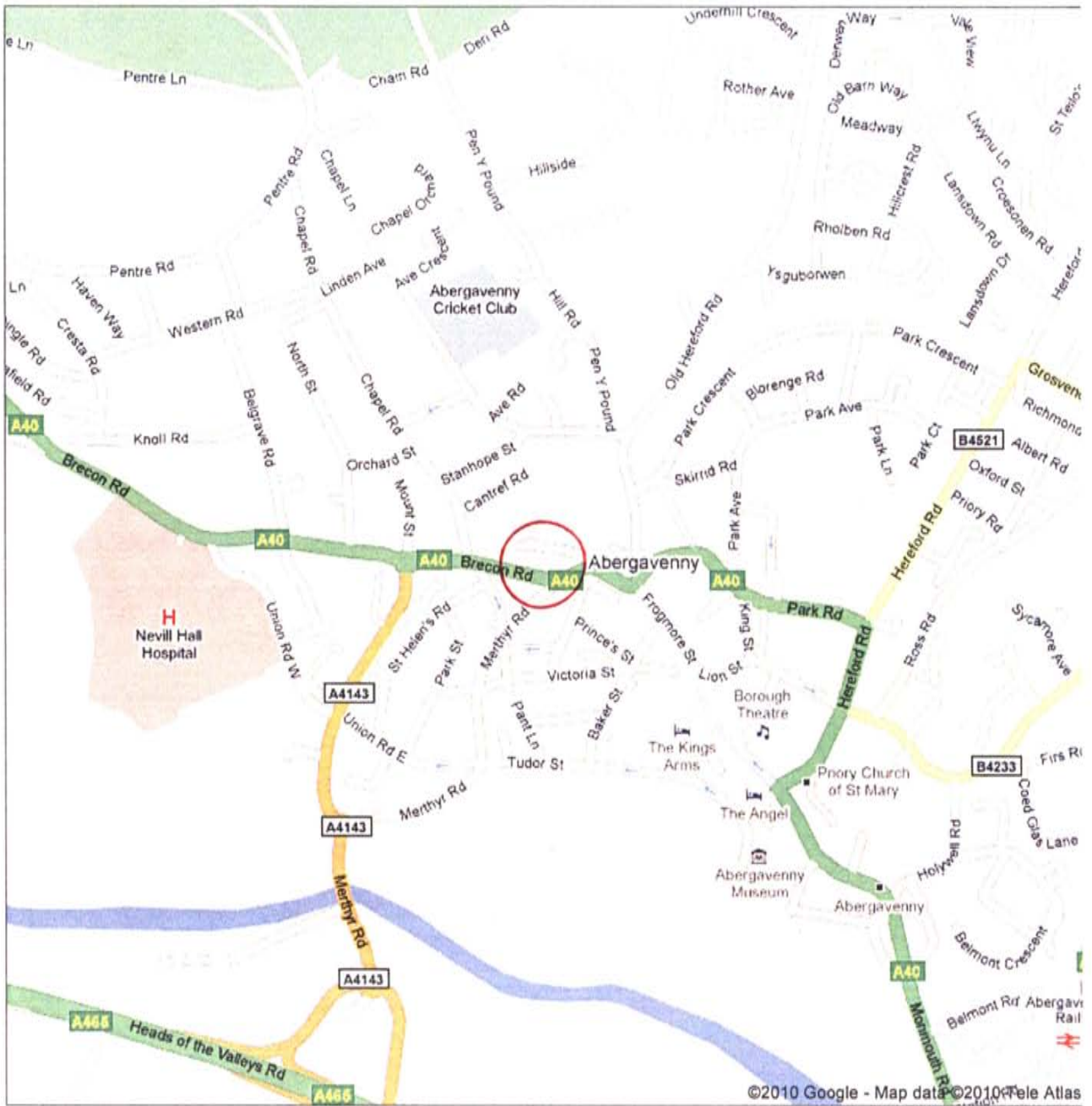
Please contact Jeremy Rawlins at this office:

SUBJECT TO CONTRACT

Print

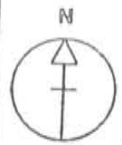


Notes





TITLE NUMBER
CYM23533



MONMOUTHSHIRE / SIR FYNWY

ORDNANCE SURVEY MAP REFERENCE:

802814NE

SCALE 1:1250 Enlarged from 1/2500

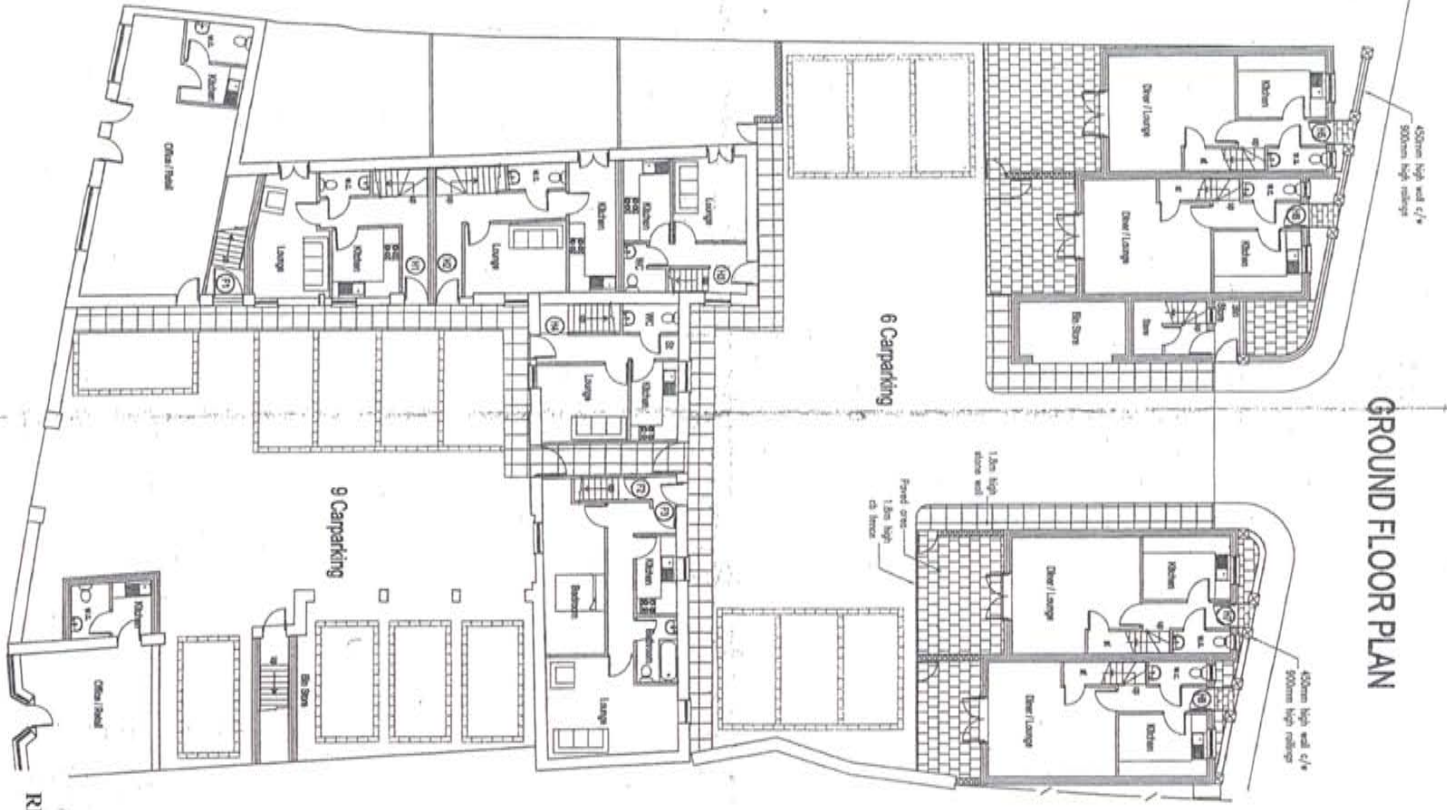
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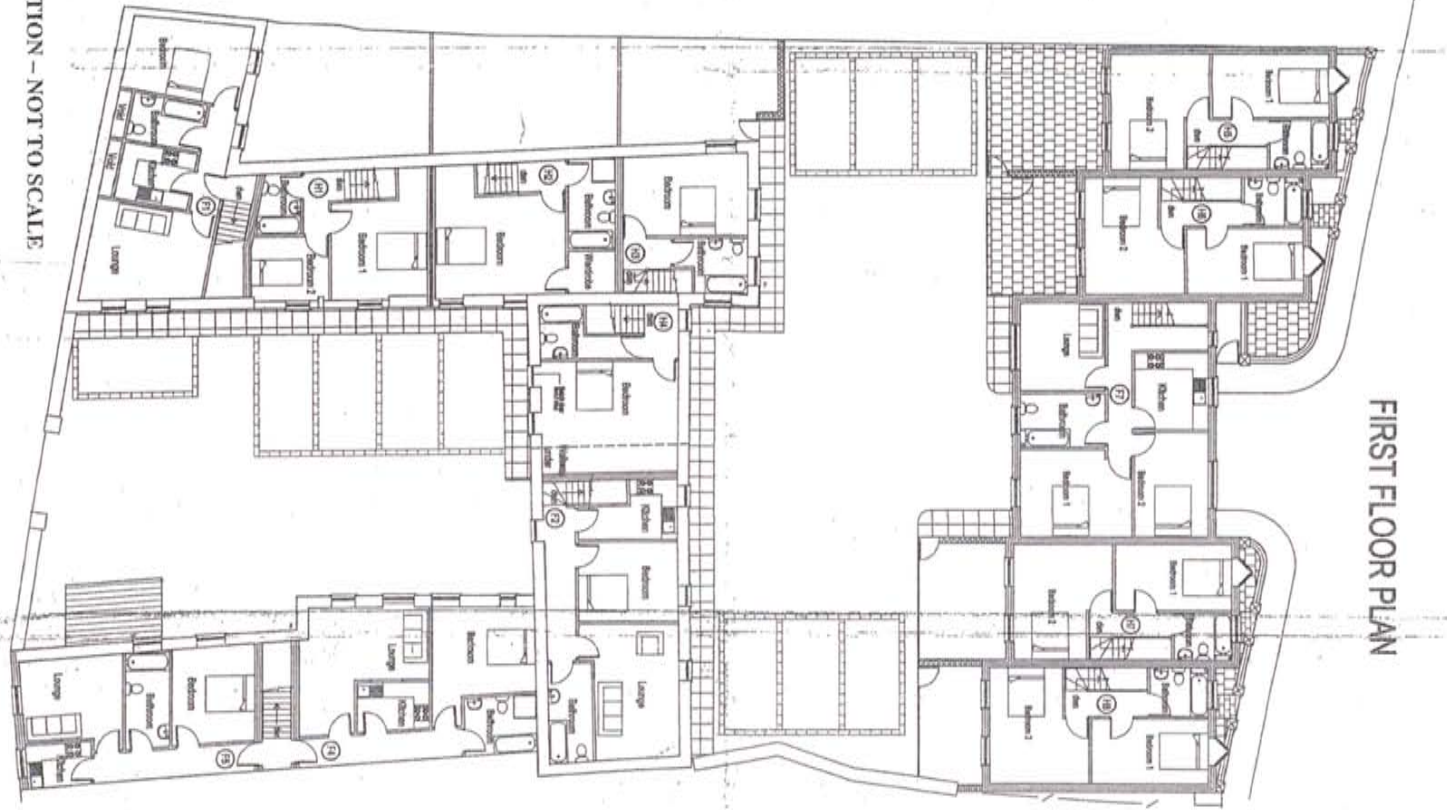
This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled to this plan may not match measurements between the same points on the ground. For more information see Land Registry Publication 7 - Title Plans.
This official copy shows the state of the title plan on 10 May 2004 at 14:59:36. It may be subject to distortions in scale. Pursuant to section 67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
This title is dealt with by the District Land Registry for Wales.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



REDUCTION - NOT TO SCALE

GENERAL NOTES

1. All dimensions are in millimetres unless otherwise stated.

2. All walls are 200mm thick unless otherwise stated.

3. All floors are 100mm concrete on 50mm sand on 100mm compacted fill.

4. All ceilings are 2500mm high unless otherwise stated.

5. All doors are 2000mm high and 900mm wide unless otherwise stated.

6. All windows are 2000mm high and 1200mm wide unless otherwise stated.

7. All stairs are 1800mm wide and 2500mm high.

8. All stairs are to be finished with carpet.

9. All stairs are to be finished with skirting.

10. All stairs are to be finished with handrails.

11. All stairs are to be finished with nosing.

12. All stairs are to be finished with踢脚线.

13. All stairs are to be finished with踢脚线.

14. All stairs are to be finished with踢脚线.

15. All stairs are to be finished with踢脚线.

APPROXIMATE SCHEDULE

1. 1 x 2 Bedroom House

2. 1 x 2 Bedroom House

3. 1 x 1 Bedroom Apartment

4. 1 x 1 Bedroom Apartment

5. 1 x 1 Bedroom Apartment

6. 1 x 1 Bedroom Apartment

7. 1 x 1 Bedroom Apartment

8. 1 x 1 Bedroom Apartment

9. 1 x 1 Bedroom Apartment

10. 1 x 1 Bedroom Apartment

11. 1 x 1 Bedroom Apartment

12. 1 x 1 Bedroom Apartment

13. 1 x 1 Bedroom Apartment

14. 1 x 1 Bedroom Apartment

15. 1 x 1 Bedroom Apartment

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PROJECT NO: 00001

DATE: 05/01/05

SCALE: 1:100

SHEET: 02 OF 04

CHECKED: [Signature]

DATE: 05/01/05

PROJECT: PROPOSED DEVELOPMENT OF STATIONERS ROAD AERODROME HERRINGBOROUGH