

# FOR SALE



## LAND ADJ. TO FOXHUNTER CARE HOME, IBERIS ROAD, LLANFOIST, ABERGAVENNY

- Development land extending to 1.88 acres (0.76 ha)
- Planning permission for 24 extra care units
- Situated amidst both recent residential and commercial development
- Close to major transport links including A465, A4042 & A40
- Close proximity to Abergavenny

**Guide Price £1,500,000**  
[www.nplinnells.co.uk](http://www.nplinnells.co.uk)

## LOCATION & SITUATION

Abergavenny is a market town and community in Monmouthshire. It is approximately 6 miles (9.6 kilometres) from the border with England, on the edge of the Brecon Beacons National Park. The 2011 UK Census listed Abergavenny's population as 12,515.

Abergavenny is located adjacent to the A40, A465 Heads of the Valleys Road, and the A4042.

Abergavenny Town Centre: 1.3 miles.  
Abergavenny Train Station: 2.3 miles.  
Newport: 18.6 miles.  
Hereford: 26.1 miles.  
M4 @ Junction 24: 23.9 miles.

The subject property is situated in Llanfoist, an adjoining village immediately south west of the town.

## DESCRIPTION

The subject property extending to approximately 1.88 acre (0.76 ha) comprises an overgrown roughly rectangular parcel of serviced development land of level topography. The property is bounded by close-board fencing.

The property benefits from a vehicular width access point to the northeastern corner of the site. There is recently developed housing immediately to the south with established housing to the west. There is a recently constructed care facility immediately to the east with established leisure operators including Costa, Premier Inn and McDonald's immediately to the north. The A465 lies within 500m to the north.

## TENURE

Freehold

## GUIDE PRICE

Unconditional bids in the region of £1,500,000 are invited.

## PLANNING AND DEVELOPMENT

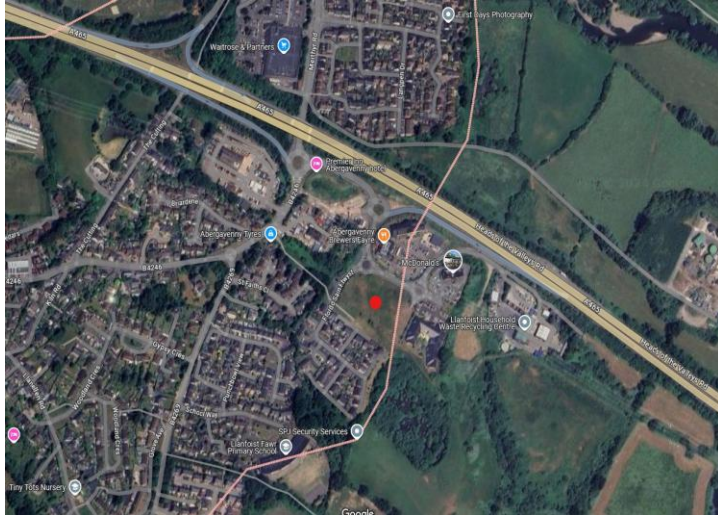
Planning permission was granted by Monmouthshire County Council in December 2020 for the development of 24 extra care units with associated infrastructure under planning reference no. DM/2019/02012. Further information is available on request.

## METHOD OF SALE

Private Treaty

## LOCAL AUTHORITY

Monmouthshire County Council



## ENERGY PERFORMANCE CERTIFICATE

N/A

## LEGAL COSTS & PROFESSIONAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

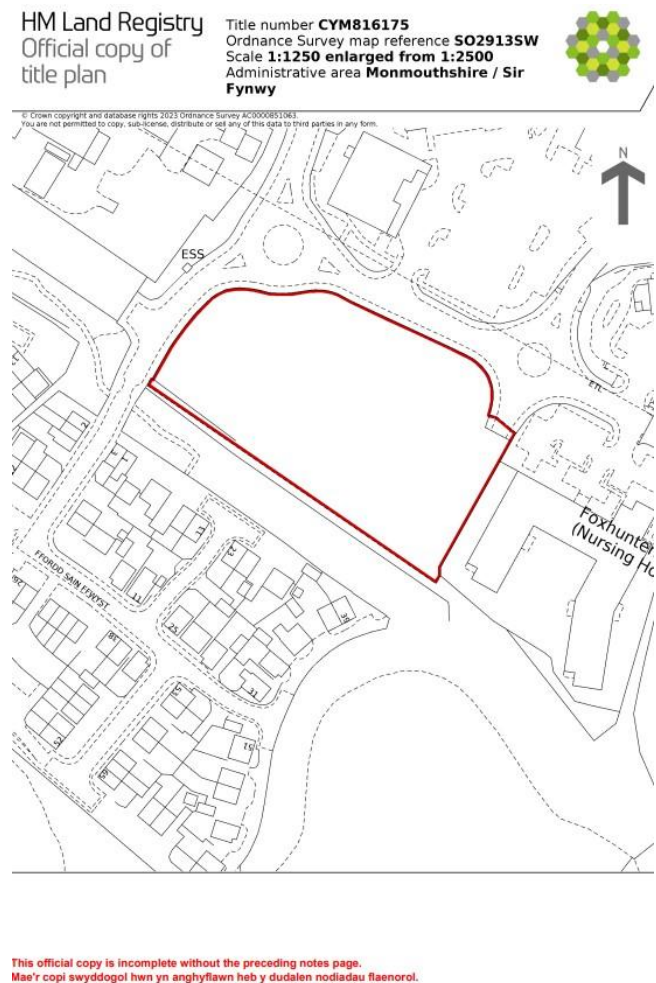
## FURTHER INFORMATION

Please view our website or Zoopla for more photographs and specific information relating to the property. Also, title documentation are available upon request. Viewing is strictly by appointment.

## Alternatively, please contact:

Matt Tyler  
E: [matt.tyler@nplinnells.co.uk](mailto:matt.tyler@nplinnells.co.uk)  
T: 01633 212266

Mrk Steven  
E: [mark.steven@nplinnells.co.uk](mailto:mark.steven@nplinnells.co.uk)  
T: 01633 212266



[www.nplinnells.co.uk](http://www.nplinnells.co.uk)

NP Linnells Property Consultants  
Gold Tops House, Pentonville  
Newport NP20 5HB



**NP Linnells**  
PROPERTY CONSULTANTS

**01633 212266**

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