



Land at Aberbeeg Cwm Nant Gwynt, Abertillery, NP13 2DQ

Three parcels of equestrian / agricultural / amenity grassland located close to the village of Aberbeeg.

- Accessible location close to the A467 • Direct access and frontage to Christchurch and Pentraepod Road •
 - Three separate parcels of land available as a whole or in three Lots •
 - Pastureland/woodland with agricultural/equestrian/amenity appeal •
 - Lot 1 - 18.8 acres • Lot 2 – 0.94 acre • Lot 3 – 0.79 acre •



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Land at Aberbeeg

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The Land at Aberbeeg forms three appealing parcels of land with significant equestrian, agricultural, woodland, amenity and investment interest. The land is positioned primarily to the north of Pentrapeod and Christchurch Road (Lot 1), however divided by Pentrapeod Road into three separate parcels of permanent pastureland well located on the western side of the village of Aberbeeg, close to the A467.

The land is very accessible and benefits from three separate roadside accesses, allowing it to be offered as a whole or in three Lots.

Abertillery – 2 miles
Blackwood – 3 miles
Pontypool – 8 miles
Newport – 10 miles
Cardiff – 15 miles

- Excellent accessible location west of the A467 which provides access to the M4 at Newport
- Directly west of the village of Aberbeeg
- Roadside access points and frontage to Pentrapeod and Christchurch Road
- Dilapidated ruins of old cottage in Lot 1
- Horse shelter and long term development potential for Lot 2
- Excellent equestrian, agricultural, amenity and investment appeal
- In all approximately 20.53 acres (8.31 hectares)
- Lot 1: 18.8 acres (7.61 hectares)
- Lot 2: 0.94 acre (0.38 hectares)
- Lot 3: 0.79 acre (0.32 hectares)



Location & Situation

The land at Aberbeeg is located in an excellent area on the western side of the village of Aberbeeg, between the towns of Blackwood and Pontypool and south of the towns of Abertillery and Ebbw Vale. The land is situated primarily on the northern side of Pentrapeod and Christchurch Road.



Description

The land forms a compact, irregular shaped, block of grazing/fodder grassland with a section of woodland and dilapidated ruins of a cottage positioned primarily to the north of Pentrapeod and Christchurch Road containing Lot 1. Two separate severed parcels consisting of two field enclosures, one with a horse shelter positioned south of Pentrapeod Road forming Lots 2 & 3. The land within Lot 1 is predominantly level to gently sloping to the south. Lot 2 features permanent pasture gently sloping to the south with natural water supply and field shelter. Lot 3 is sloping to the south with potential for a range of uses (subject to obtaining the necessary planning consents).



The land is offered as a whole, or in three Lots. Please see the sale plan, for identification purposes only, on the rear cover of this brochure for the specific Lots.



Lot 1 – 18.8 acres (7.61 hectares)

Lot 1 comprises ten field enclosures with the remains of a dilapidated cottage and a compartment of woodland situated on the north side of Christchurch and Pentrapeod Road. The land benefits from direct roadside access from Christchurch Road and is predominantly level then sloping down to the south. Lot 1 provides excellent equestrian, agricultural and amenity appeal.

Lot 2 – 0.94 acres (0.38 hectares)

Located directly south-west of Pentrapeod Road and benefitting from direct roadside access, Lot 2 comprises a rectangular paddock of gently undulating and southerly sloping permanent pasture featuring a stream which flows inside the south-western boundary of the land providing a useful natural water supply. Lot 2 features a horse shelter, providing equestrian, amenity, conservation and long term development potential appeal.



Lot 3 – 0.79 acre (0.32 hectares)

The land forms a compact parcel of pasture with roadside frontage offering amenity and conservation appeal. Lot 3 slopes steeply down to the south and features a collection of trees in the eastern half. Access is via a small field gate located in the north-western corner of the parcel.

Services

There are no mains services directly connected to the land. Electricity and mains water are available close by. It is for any interested party to make their own enquiries in obtaining the connection costs of these services if they wish to connect to these.

Basic Payment Scheme

The land within Lot 1 is eligible for Basic Payment Scheme (BPS). There are no Basic Payment Scheme Entitlements included with the sale.

Wayleaves, Easements & Rights of Way

The land will be sold subject to all Wayleaves, Easements and any Public/Private Rights of Way, that exist, whether or not these are specifically referred in these particulars. A public footpath crosses Lot 1.

Local Authority

Blaenau Gwent County Borough Council: Tel: 01495 311556.

Development Clawback

A development clawback overage provision will be incorporated into the sale contracts for Lots 1 & 2 to capture any future residential development. This will capture 25% of any uplift in value provided by residential planning consent for a period of 20 years from the date of sale.



Sale Method

The land is offered For Sale by Private Treaty and is offered either as a whole, or in three individual Lots, as shown on the Sale Plan on the rear cover.

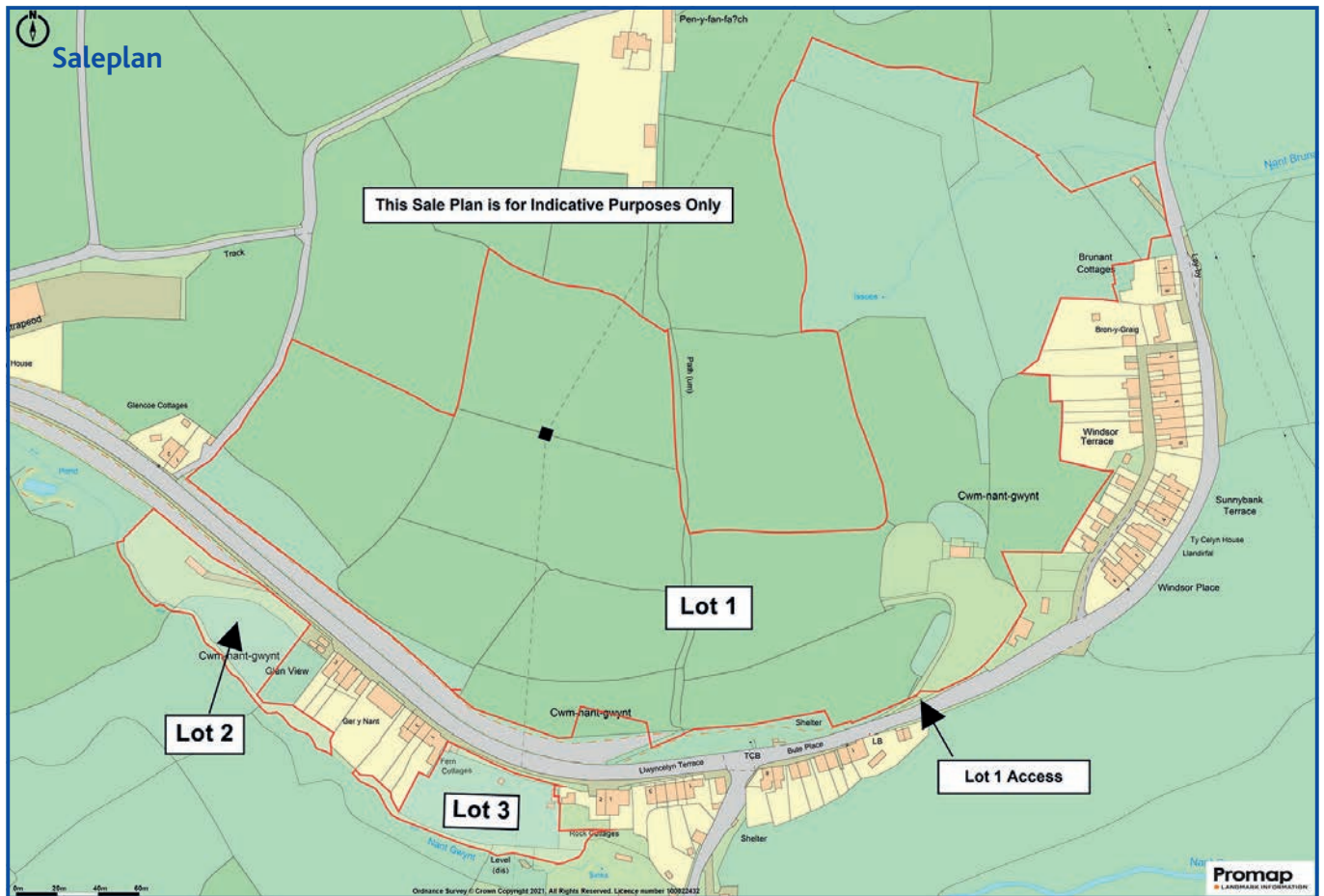
The Vendors and Selling Agents reserve the right to conclude a sale being agreed of the land by any alternative sale method, such as Informal Tender or Public/Private auction, if necessary.

Tenure

The land is offered freehold with vacant possession being provided on completion.

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Directions

From the A467 at Aberbeeg head north. At the roundabout, take the 3rd exit onto B4471 for 0.1 mile. Take the first turning to the right. Continue for 0.1 mile. Turn left onto Pant ddu Road. Continue for approximately 0.7 miles onto Christchurch Road.

The Gateway to Lot 1 will be on your right-hand side. Continue on the Christchurch / Pentrapeod road for 0.1 miles and Lot 3 will be on your left hand side. From Lot 3 continue on the Pentrapeod Road for a further 0.1 mile and the access to Lot 2 will be on your left hand side. A For Sale board has been erected at the entrance to each Lot.

Viewings

Viewings at any time in daylight hours with a copy of these particulars. All parties viewing do so at their own risk and are advised to exercise the usual caution at all times. Please ensure that field gates are securely fastened. No vehicles are to be taken onto the land. Please ensure that all Covid-19 protection criteria such as exercising social distancing and hand sanitising measures are adhered to.



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