



Land at The Promenade Abersychan, Pontypool NP4 7ED

An excellent opportunity to acquire a semi-circular parcel of amenity land with planning potential, roadside access and views offering excellent amenity, rural enterprise, conservation and development investment appeal.

- Excellent location a short distance from Abersychan and Pontypool •
- Land and woodland • Fantastic views • Roadside access •
- Submitted as a candidate site • In all approximately 4.58 acres (1.85 ha) •



www.powellsrural.co.uk



Land at The Promenade

Abersychan, Pontypool, NP4 7ED

Land at The Promenade offers an excellent very accessible land and woodland parcel offering a wealth of potential with a mixture of level to gently sloping land with some woodland situated adjacent to and with direct access from The Promenade, close to the town of Abersychan.

The land has excellent amenity, conservation, rural enterprise and development investment appeal.

Abersychan - 0.5 miles
Pen-twyn - 0.5 miles
Pontypool - 2.7 miles
Blaenavon - 3.7 miles
Cwmbran - 8.2 miles

Location & Situation

The land sits in an excellent elevated position, a short distance south of the town of Abersychan and west of Pen-twyn, adjacent to The Promenade, enjoying a superb location with views.

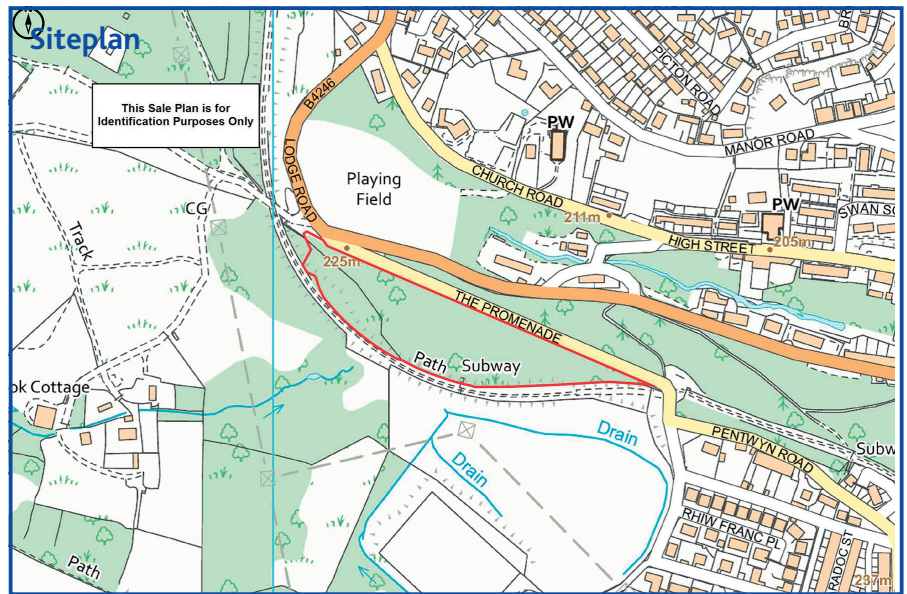
Description

The Land at The Promenade, Abersychan forms a semi-circular compartment of amenity land positioned on the south side of the public highway known as The Promenade, which connects to the B4246 Foundry Road at Abersychan to the west and Pentwyn to the east. On the far side of the southern boundary of the land is the Pontypool to Blaenavon National Cycle Network Route 492, which runs from Cwmbran towards Brynmawr via Blaenavon, with splendid views of the Pontypool and Blaenavon Railway.

The land is predominantly level adjacent to The Promenade Road then rising steadily to the southern boundary. In all the land extends to approximately 4.58 acres (1.85 ha).

Planning

The land has been submitted as a Candidate Site with reference CS-084 for residential development in the Torfaen Replacement



Local Development Plan and has been assessed at stage 2a. The Torfaen LDP Candidate Sites Register can be accessed using the following link: <https://www.torfaen.gov.uk/en/PlanningAndDevelopment/Planningpolicy/Local-Development-Plan-Review/Replacement-LDP-Candidate-Sites.aspx>

Development Clawback

A development clawback coverage provision will be incorporated into the sale contract to capture any future residential development. This will capture 30% of any uplift in value provided by any residential and commercial planning consent for a period of 20 years from the date of sale.

Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not.

Services

There are no services directly connected to the land. It will be the responsibility of the purchaser to make their own enquiries with the relevant utilities companies in respect to services.

Sale Method

The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the land by any other alternative sale method to conclude the sale.

Viewings

Viewings by appointment with the selling Agents. All parties viewing do so at their own risk.

Directions

From the A4042 New Inn roundabout at Pontypool take the A472. After a short distance at the next roundabout take the second exit onto the A4043 Snatchwood Road. After 2 miles take the left turn to Abersychan onto Union Street (B4246). Continue up for 0.6 miles. Then take a sharp left turn onto The Promenade. The land will be on your right-hand side.



Singleton Court Business Park,
Monmouth, NP25 5JA
Telephone: 01600 714140
Email: enquiries@powellsrural.co.uk
www.powellsrural.co.uk

Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or vendors. Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Information is given entirely without responsibility on the part of the agents, sellers or lessor. The photographs show only certain parts of the property as they appeared at the time they were taken and any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment, appliances or facilities. Purchasers must satisfy themselves by inspection and relying upon their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared August 2022.