



## Land & Buildings at Llanfoist

Llanfoist, Abergavenny  
Monmouthshire NP7 9LR

A very accessible parcel with steel portal framed building, timber stable block and grazing paddock, all offering superb amenity, equestrian and agricultural appeal.

- Excellent situation and location on the edge of Llanfoist •
- One field enclosure • Hard standing area • Two bay fully enclosed building •
- Timber Stabling • Water Connected • In all approximately 1.84 acres (0.75 hectares) •



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An appealing and sought after steel framed, fully enclosed, general purpose building and timber stable block set in one principle enclosure of permanent pasture. The land forms a compact triangular shaped parcel situated in a very accessible location close to Abergavenny.

The land and buildings are adjacent to the Heads of the Valleys Road and have potential for a wide range of uses. The land is accessed via a short private right of way direct from the B4246.

**Abergavenny - 0.75 miles**  
**Llanellen Village - 2.15 miles**  
**Monmouth - 13 miles**

## Location & Situation

The land is well located on the western edge of Llanfoist, and less than 10 minutes' drive from Abergavenny. The land enjoys an excellent situation and private position.

## Description

The land and Buildings at Llanfoist forms a versatile package comprising a yard, timber stable block, steel portal framed building and paddock of permanent pasture. From the B4246 a short private right of way exists over a stoned drive that is being retained by the vendor. From the entrance a stoned track leads to a good area of hardstanding featuring the stable block as well as a fully enclosed steel portal framed two bay 40/30ft building with concrete floor and roller shut door.

The land is predominantly flat and is well suited to small scale amenity, equestrian or smallholding interests but has potential for other uses given its close proximity to Abergavenny.

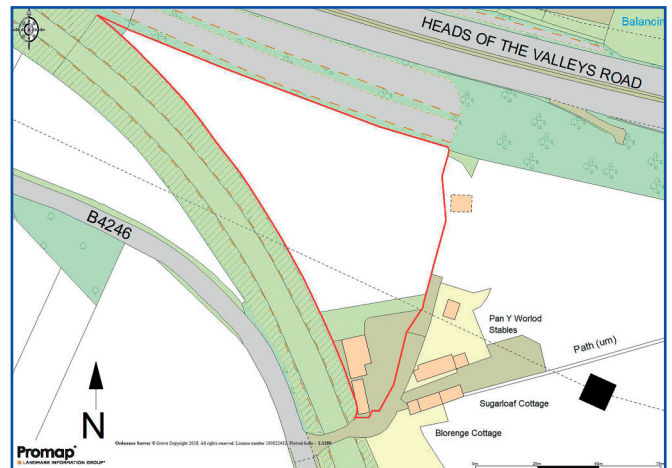
In all the land extends to approximately 0.75 hectares (1.84 acres).

## Services

Mains water and electricity are currently connected to the building via land retained by the vendor but will not be included with the sale. It will be the responsibility of the purchaser to make their own enquiries with the relevant utilities companies in respect to services.

## Wayleaves, Easements & Rights of Way

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



A right of access at all times will be granted to the purchaser over the initial access drive being retained by the vendor.

## Development Clawback

A development clawback overage provision will be incorporated into the sale contract to capture any future residential development capturing 25% of any uplift in value provided by residential planning consent for a period of 21 years from the date of sale

## 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. No liability is accepted by the Selling Agents for any party viewing the land.

## Directions

From the A40 proceed north-west onto the A465 Heads of the Valleys Road for 0.6 miles. Take the exit towards Llanfoist. At the first roundabout take the third exit. At the second roundabout take the first exit onto the Merthyr Rd/B4246. After 2 miles turn off the road to the right, passing under an old rail arch. The property will be in front of you to the left.



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