



Comonin Garage and Bungalow

Mitchel Troy, Monmouth NP25 4BL

A fantastic opportunity to acquire a mixed-use residential and commercial site in a rural location, with excellent potential for re-development.

- Three-bedroom detached bungalow • Re-development project •
- Mixed residential and commercial use • Total plot size approaches half an acre •
- Fantastic accessibility close to the A40 Southbound connection •



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The Comonin Garage and Bungalow offers a highly unusual mixed use residential/commercial site with excellent road frontage to the Old Monmouth/Raglan Road. Both the bungalow and garage need complete modernisation, or the site has excellent potential for re-development subject to planning. The total plot size approaches half an acre.

Location & Situation

Comonin Garage and Bungalow are situated just a short drive from the A40 southbound, making it an ideal location for commuting to the surrounding areas and places such as Newport, Bristol and Cardiff.

The property is approximately 3.6 miles from Monmouth. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, the recently reconstructed state of the art Monmouth Comprehensive School and a variety of Primary Schools. Monmouth also offers an up-market traditional shopping street with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley and Brecon Beacons National Park, located to the north of Abergavenny. Tintern Abbey, Raglan Castle, Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

The Somerset Arms Public House is located a short drive from the property.

Approximate distances from Comonin Garage and Bungalow

• Monmouth	3.6 miles
• Abergavenny	15 miles
• Ross-On-Wye	16 miles
• Chepstow	16 miles
• Newport	22 miles
• Cardiff	35 miles
• Bristol	43 miles
• London	150 miles
• Cardiff Airport	48 miles
• Bristol Airport	48 miles
• Birmingham Airport	80 miles
• Abergavenny Train Station	14 miles



Comonin Bungalow

Comonin Bungalow was built in approximately 1932. Step into the front porch and through to the entrance hall where various doors lead off. The sitting room has a Baxi gas fire although the gas was disconnected many years ago. The kitchen is located at the rear of the bungalow. It has fitted base and wall units, a built-in oven and 4 ring electric hob and extractor fan. There is a pleasant outlook across the field behind the bungalow, you can also see the A40 dual carriageway. There are 3 bedrooms at the property all with feature fireplaces. The bathroom has a coloured suite comprising of a bath with electric shower over, low level w.c and pedestal wash hand basin. A utility room has space for white goods and a stainless-steel sink. Comonin Bungalow is in need of complete modernisation or there could be potential to demolish the existing building and replace with a new dwelling subject to gaining any necessary planning consents.

Comonin Garage

The Garage has been run as a family business for almost forty years and has been very much a part of the local community. There is a shop, office and workshop within the structure of the main building. The Garage will need complete renovation or there could be potential to demolish the building subject to any necessary planning requirements.





Outside there is a large, raised gravel off road parking area large enough for many vehicles. There is also a tarmac customer parking area in front of the shop making it easy to pull in off the main road. Three substantial green corrugated outbuildings are located behind the shop, they have power and lighting. The measurements for these buildings can be found on the floorplan. The total plot size for Comonin Garage and Bungalow measures just under half an acre, 0.448 of an acre.

Sale Method

The Comonin Garage and Bungalow is offered for sale by informal tender. The Agents and Vendors reserve the right to sell Comonin Garage and Bungalow by any other sale method.

Services

Comonin Bungalow benefits from mains water and private drainage. LPG gas was disconnected from the property many years ago. The shop benefits from electric only.

Agents Notes:

Please note that in accordance with the Estate Agents Act 1979 it is disclosed that the Vendors of the property are family members of a Director of Powells.



There is a covenant on the property protecting the land of the Vendor lying immediately to the North and West of the property. The covenant states that the post and rail fence along the Northern and Western boundaries must never be allowed to fall into a state of disrepair as to cease to be stockproof.

Local Authority

Monmouthshire Council. Telephone: 01633 644644.

The property is classified as Band F for Council Tax. Business rates information is as follows. The base rate for this property is £22.00 per m² / unit and the rateable value is £3150. Please contact us should you have any further questions relating to this information.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether they are specifically referred to in these particulars or not.

Tenure

Freehold with vacant possession upon completion.

Fixtures & Fittings

All fixtures, fittings and remaining stock at Comonin Garage and Bungalow are excluded from the sale but may be available by separate negotiation.

Directions

From Monmouth take the B4293 towards Mitchel Troy passing Millbrook Garden Centre on the right. Upon reaching Mitchel Troy, drive through the Village and then stay left signposted Dingestow, avoiding the right-hand fork to the A40. Continue on this road until you reach the property on the right-hand side.

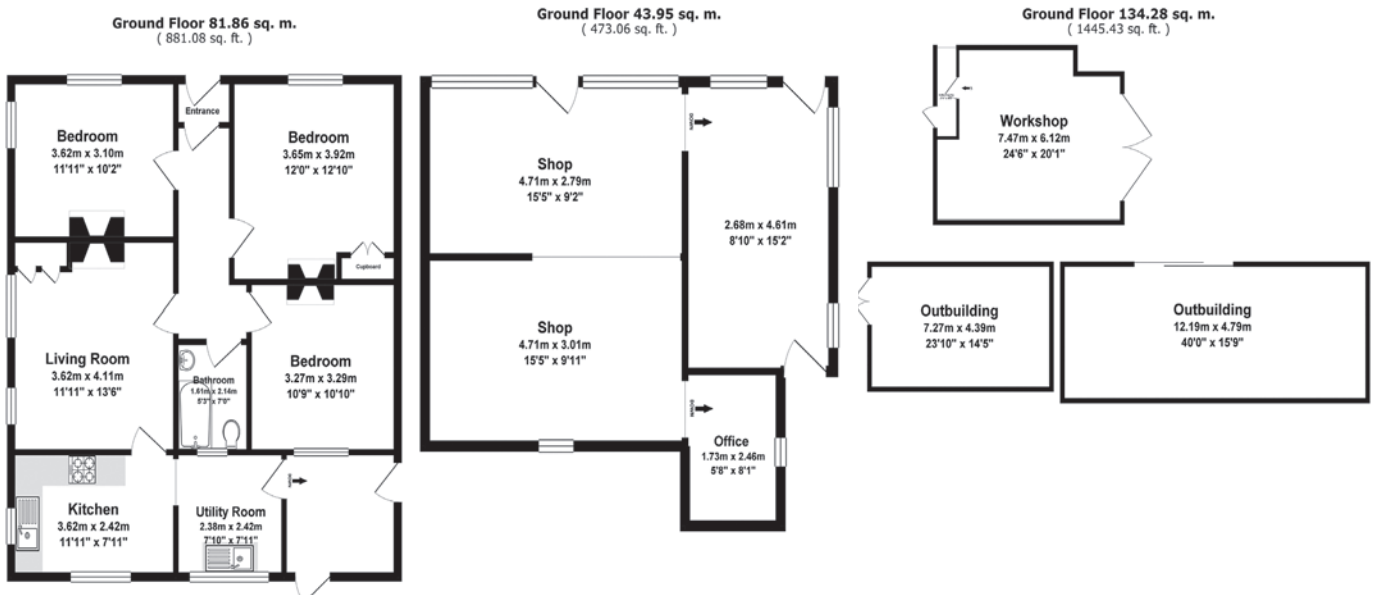
Viewings

Strictly by appointment with Powells – 01600 714140.

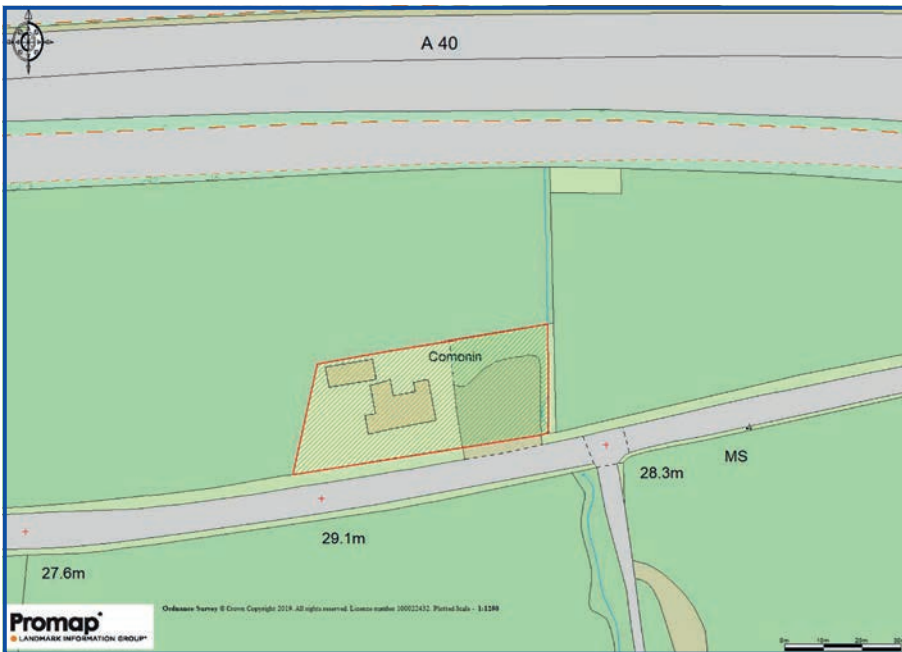
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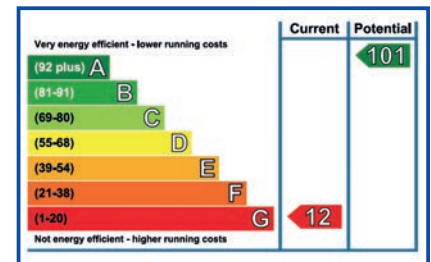
Floorplans



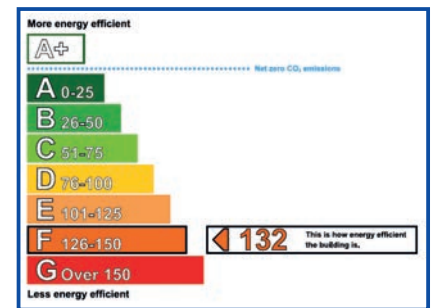
Sale Plan



Bungalow EPC



Comonin Garage EPC



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