

Trosmawr House

Trawsmawr Lane, Llantarnam

Cwmbran, NP44 7AW

A superb redevelopment opportunity a short distance from the Village of Llantarnam with planning consent for replacement three bedroom dwelling and outbuilding in a generous plot at Trosmawr House.

- Superb location and position within open countryside •
- Very accessible to South Wales road connections including M4 •
- Planning for replacement three-bedroom dwelling with detached double garage •
- Independent access from highway •



Trosmawr House

Trawsmawr Lane, Llantarnam, Cwmbran, NP44 7AW

An excellent opportunity to acquire an existing two bedroom residential property with planning consent for redevelopment of the existing house, cabins & outbuilding and the construction of a modern three bedroom dwelling and impressive outbuilding at Trosmawr House, situated close to the village of Llantarnam.

Llantarnam is well located between the towns of Cwmbran and Newport, a short distance north of the M4.

Llantarnam - 1 mile
Cwmbran - 3 miles
M4 (J.26/Newport) - 3 miles
Cardiff - 15 miles
Severn Bridge (M4) - 15 miles

Location & Situation

Trowsmawr House enjoys an excellent accessible location in south-east Wales, being situated in open countryside between towns of Cwmbran and Newport, a short distance from the M4.

An extensive range of shopping and recreational facilities are only a short car distance away at the highly regarded shopping centres of Cwmbran and Newport. Both centres have recently benefited from significant investment recently including Friars Walk shopping and leisure complex at Newport. There are strong primary and secondary schooling at Cwmbran or Newport, with the excellent Rougemont Private School for Boys and Girls nearby at Llantarnam Hall.

The replacement dwelling fronts onto Trawsmawr lane which connects to Pentre Lane to the North. There are excellent connections to the main road network with Junctions 25A (east) 26 & 27 all within short easy reach. The A4042 at Llantarnam provides a direct connection to the A40/A465 at Abergavenny. A main line railway station is also accessible at Newport, providing direct connections to Cardiff/Swansea, Manchester, Bristol/ Bath and London.

Description

The consent is for the replacement of the existing two bedroom house (constructed in late 1920's) with a modern detached three bedroom property set further back from the road, with detached double garage.

The proposed elevation & floorplans are shown opposite, with the proposed accommodation set out over two floors. The proposed ground floor accommodation includes a Reception Hall with separate Cloakroom; Dual aspect Open Plan Kitchen and Dining Room, Utility Room off Kitchen with door to rear Garden; Dual aspect Sitting Room with double doors to rear garden, along with central staircase situated in the Reception Hall.

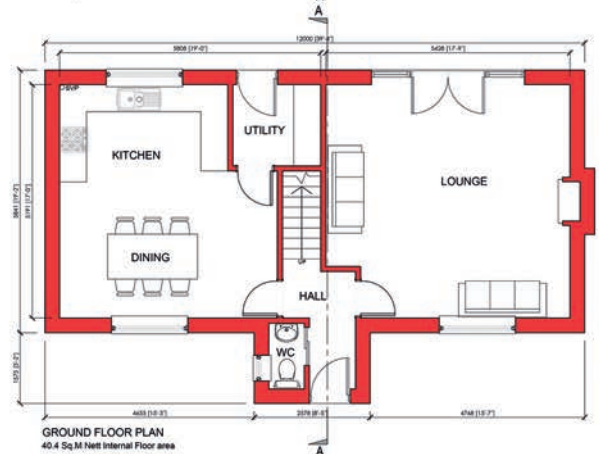
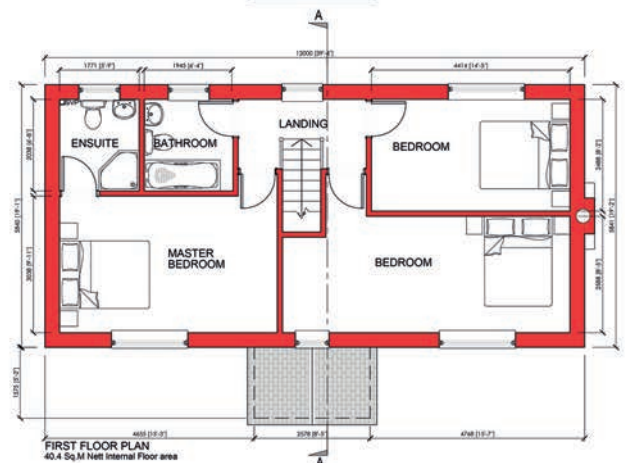
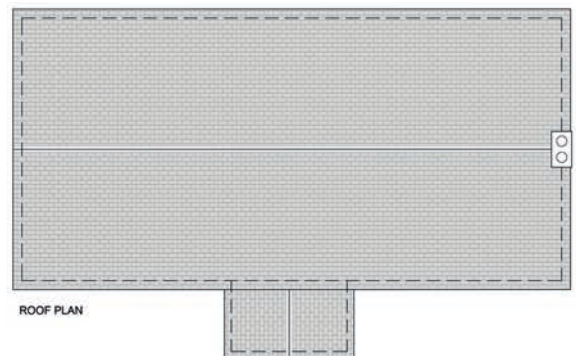
The first floor accommodation accessed via the staircase from the Reception Hall will lead to a Landing providing access to the Master Bedroom with En-suite Shower Room. Two further first floor double Bedrooms are all accessed off the Landing, along with a separate family Bathroom.

Planning Information

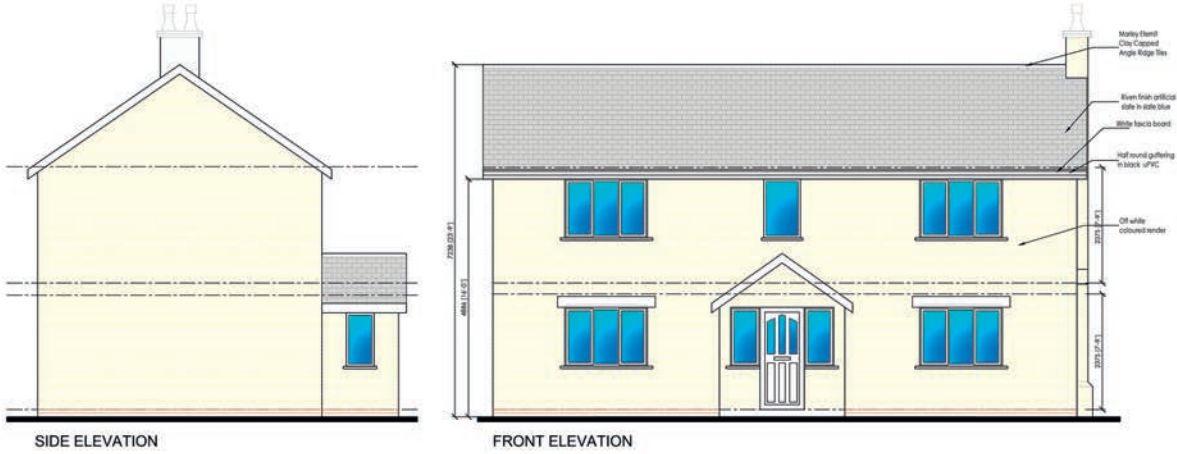
Planning Consent was granted under Planning Application No. 18/P/0807/FUL, dated 8th April 2019, for the 'Proposed Demolition of existing house, cabins and outbuilding and construction of new house and outbuilding.'

A copy of the Planning Consent Decision Notice is available from Powells on request, or available for download on Torfaen County Borough Council's Planning Application Search portal using the above planning application reference.

Proposed Floor Plans



Elevations for New Dwelling



PLANNING APPLICATION USE

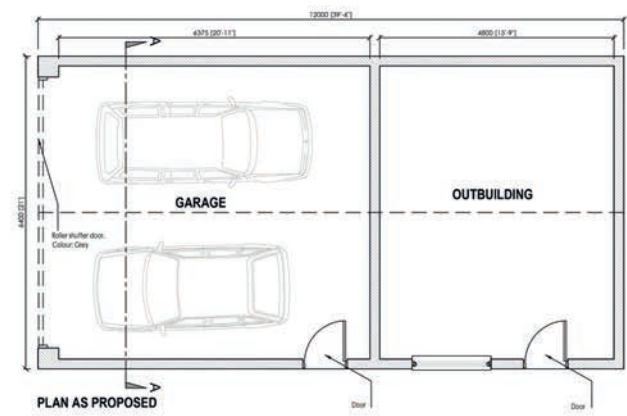
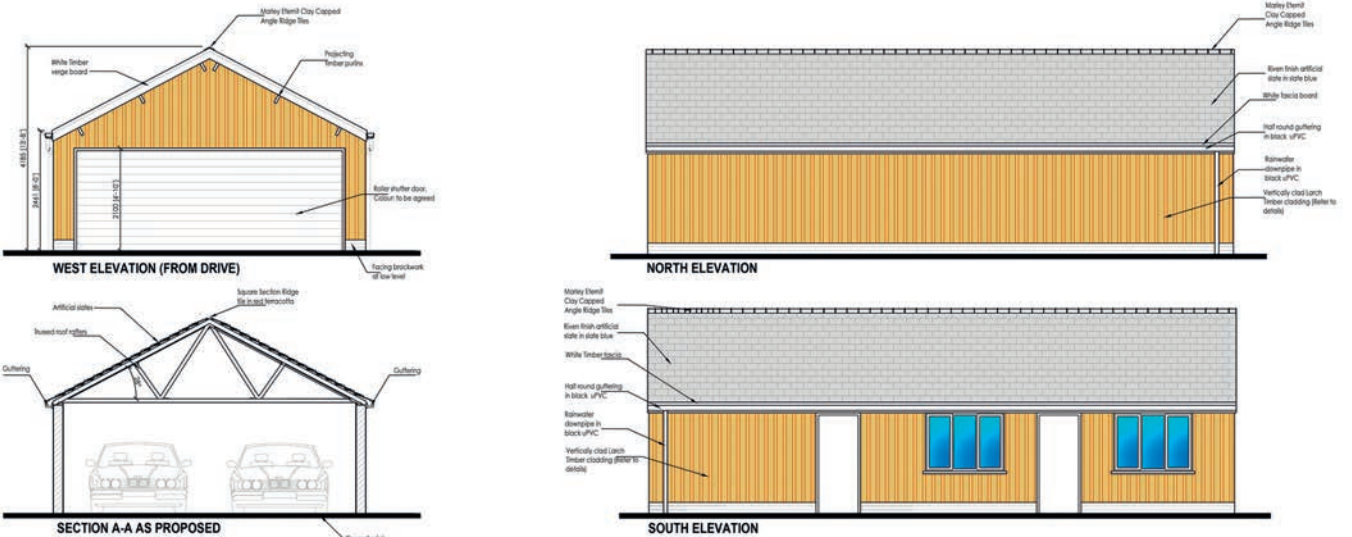
Creation Design
 Creation Design - Wales
 Tel: 01495 414277 / 01495 414278
 www.creationdesign-wales.com
 Email: info@creationdesign-wales.com

PROPOSED REPLACEMENT HOUSE
 TROSMAWR HOUSE
 TROSMAWR LANE
 LLANTARNAM,
 NP44 7AW

PROPOSED HOUSE ELEVATIONS

DATE: November 2018 P.P.
 DRAWING NO: 18-063/P106 A

Elevations for New Garage/Outbuilding



PLANNING APPLICATION USE

Creation Design
 Creation Design - Wales
 Tel: 01495 414277 / 01495 414278
 www.creationdesign-wales.com
 Email: info@creationdesign-wales.com

PROPOSED REPLACEMENT HOUSE
 TROSMAWR HOUSE
 TROSMAWR LANE
 LLANTARNAM,
 NP44 7AW

PROPOSED OUTBUILDING

DATE: November 2018 P.P.
 DRAWING NO: 18-063/P107 A

Trosmawr House

Trawsmawr Lane, Llantarnam, Cwmbran, NP44 7AW

Services

Electricity and mains water are connected. It is for any potential purchaser to make and rely upon their own enquiries in relation to the connection of all services & utilities. Foul drainage is to an existing septic tank.

Local Authority

Torfaen County Borough Council
01495 762200.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit, of any existing Wayleaves, Easements and Rights of Way. It is for any potential purchaser to make their own enquiries in relation to any wayleaves or easements required.

Sale Method

Trowsmawr House is available For Sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by any alternative sale method to conclude the sale process.

Development Clawback

A development clawback overage provision will be incorporated into the sale contract to capture any future additional residential dwellings granted on the site that exceed one residential dwelling. This will capture 30% of any uplift in value provided by any planning consent for additional residential dwellings, excluding any increase attributable to the resubmission of the replacement dwelling application, and excluding any future ancillary/annex accommodation. This overage will run for a period of 22 years from the date of sale.

Sale Plan



Viewings

Strictly by appointment with the selling agents. A number of viewing days for the property will be scheduled.

Directions

From Junction 26 M4 (A4051) or Junction 25 M4 (A4042) proceed to Rougemont School roundabout (where Cwmbran Drive/Newport Road/Malpas Roads all meet). Take the exit from Rougemont School roundabout for Newport Road (sign posted 'The Three Blackbirds Inn').

Proceed along Newport Road until reaching Pentre Lane on the left at the top of the hill (sign posted 'The Three Blackbirds Inn'). Proceed along Pentre Lane for just over a mile passing over Cwmbran Drive (A4051) and the Brecon to Monmouthshire Canal. Continue straight until you reach the Trawsmawr lane junction.

Turn left down Trawsmawr lane for 500metres and the property is on your right.

Please exercise care if parking on the roadside to view Trowsmawr House.



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 agents or vendor(s). 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. 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 or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared August 2019.