



Former Village Hall Site at Llanvapley

Llanvapley, Abergavenny
Monmouthshire, NP7 8SN

A compact area of amenity land situated adjacent to the edge of the hamlet of Llanvapley, being the site of the former Village Hall, and offering excellent amenity appeal

- Excellent location and situation on edge of the hamlet of Llanvapley •
- Compact parcel of grassland with Bus Shelter • Potential for a range of amenity uses •
- In all approximately 0.12 acres •



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An unusual and appealing compact parcel of amenity land situated on the edge of the hamlet of Llanvapley, with the benefit of direct roadside access.

The parcel of land forms the site of the former Village Hall, which was demolished some time ago. The Trustees wish to offer the site for sale, with funds being invested towards Llanvapley Recreation Ground in the future.

Abergavenny – 4.5 miles

Raglan – 7.7 miles

Monmouth – 10.2 miles

Location & Situation

The site is well located between Abergavenny and Monmouth upon the B4233 at the hamlet of Llanvapley. The site benefits from direct access from the B4233, and enjoys a tranquil setting on the edge of the hamlet, with an established garden to the eastern boundary and open countryside to the west.

Description

The site comprises a compact, mainly level and regular shaped plot of grassland, with a small dilapidated shed at the southern boundary and Bus Shelter with roadside access to the north. The site is currently located within a Level 2 Flood Zone. Currently the Monmouthshire Local Development Plan (adopted February 2014) policies do not support any development of the site, there may however be some long-term development potential. All interested parties are to make and rely upon their own planning enquiries.

The land offers great appeal to any amenity purchaser and could be potentially used as allotments, occasional camping, conservation

area or other potential amenity uses (subject to any required consents being achieved).

The site extends to approximately 0.12 acres (0.05 hectares).

Services

There are no services believed to be directly connected to the site. Any interested parties are to make and rely upon their own enquiries in respect of connection to any mains 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 (if any), whether they are specifically referred to in these Particulars or not. A mains water pipeline is understood to cross through the site to the rear of the existing bus shelter.

Sale Method

The site is offered For Sale by Informal Tender. Please see attached Tender Information Letter, setting out the details of



the Tender requirements and Tender deadline. The Vendor & Selling Agents reserve the right to conclude the sale by any other alternative sale method.

Overage Clause

An overage /development clawback clause will be incorporated into the sale contract. This will capture any uplift in value for any residential planning consent granted for any residential unit(s) upon the site. The overage will capture 30% of the uplift in value provided for by any planning consent(s) achieved in the overage period for residential use. The overage is to run for a term of 21 years from the date of sale.

Viewings

At any time during daylight hours with a copy of these Particulars.

Directions

From Abergavenny proceed east on the B4233 until reaching the hamlet of Llanvapley where the site is situated on the right hand side on entering the hamlet. The Bus Shelter is easily identifiable on the side of the highway.



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