



## Hatherleigh Place Development Site

### Union Road, Abergavenny, Monmouthshire, NP7 7RL

A prime existing commercial site on the edge of Abergavenny with existing collection of commercial buildings and yard areas with potential for redevelopment for commercial or residential uses



For Sale by Informal Tender



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# Hatherleigh Place Development Site

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**Powells are instructed on behalf of the site owners to offer to the market the freehold interest of this existing commercial site on the edge of Abergavenny, which provides for an exciting commercial and/or residential redevelopment opportunity.**

**The site is mainly occupied in-hand by the current owners business, Autolacque, with the existing business also being offered for sale separately, should a purchaser of the business wish to relocate this. Some commercial investment income is received from the site from commercial lets.**

## Location & Situation

Hatherleigh Place is located adjacent to Union Road (A4143) with access also via Union Road West, on the edge of Abergavenny. The border town of Abergavenny has a range of modern commercial and residential developments, and is well located for connection to principal road networks such as the A40 & A465.

The site is situated amongst other edge of town residential and commercial developments, including The Old Workhouse complex, and is well situated for redevelopment for either residential or commercial uses.

## Description

The existing site is made up of a number of traditional stone build commercial buildings which have evolved from the complex being utilised as a former Work House site in its historical past. Hatherleigh House forms the principal two storey building with various offices/studios/showrooms. A further two storey building is utilised as office and storage. The site has been organically developed by the present owners, with a steel framed workshop building and other workshop accommodation developed for the current business.



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The workshop accommodation is situated around a central yard area, with further extensive yard/parking areas to either side of the site entrance from Union Road. There are several enclosed storage units and access gate to Hatherleigh Place Lane, which provides a secondary access to the site. An access to a compact parking area and Hatherleigh House is provided via a right of access from Hatherleigh Place. There is significant scope for the redevelopment of the site for either commercial or residential developments.

The freehold site area extends to approximately 0.28 Hectare (0.70 acre).

## Planning Status

The site is currently a commercial development site. No planning consents have been sought, or obtained, for any alternative re-development of the site. All interested parties are to make, and rely, on their own enquiries.

## Local Planning Authority

Monmouthshire County Council: 01633 644644.

## Services

It is understood that mains services comprising of three-phase electricity, water, gas and drainage are connected to the site. All interested parties are to make and rely on their own enquiries in relation to the availability, and development costs, of connecting to any required services/utilities.

## Wayleaves, Easements & Rights of Way

The land is sold subject to any existing third party wayleaves, easements and rights of way, whether they are specifically referred to in these Particulars or not.

## Sale Method

The site is offered for sale by Informal Tender. A Tender Information Letter sets out the principal information regarding the tender process.

## Viewings

Strictly by appointment with Powells as the appointed Selling Agents. A number of specific viewing days will be held for internal viewings of the existing buildings.

## 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 May 2018.