

St Maelog

FORGE ROW | GILWERN | ABERGAVENNY



St Maelog Development Site

Forge Row, Gilwern
Abergavenny NP7 0HA

A level development site with full planning for three substantial four bedroom detached Border Oak style dwellings, situated in an attractive position within the Brecon Beacons National Park

- Full Planning Consent for three detached four bedroom dwellings •
- Excellent location & situation with attractive position/outlook •
- Level Development Site with existing services connected •
 - Attractive 'Border Oak' style design of dwellings •
- No affordable housing contribution payable under existing Consent •



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Forge Row, Gilwern, Abergavenny NP7 0HA

A unique & appealing residential development opportunity within the stunning Brecon Beacons National Park with full planning consent for 3 No. four bedroom detached dwellings.

Abergavenny – 5 miles

Crickhowell – 5 miles

**Close to A465/A40 Main road connections
& Main Line Railway Station at Abergavenny**

- **Attractive rural setting overlooking River Clydach**
- **Level development site with existing services connected**
- **Three executive 'Border Oak' style four bedroom dwellings with approximate dwelling size of 2,000 sq.ft.**
- **Potential for reconfiguration of dwelling design under existing planning consent (if required)**
- **Required bat & archaeological surveys carried out by current vendor with no onerous conditions attached to these reports**
- **No affordable housing contribution under existing consent**

Location & Situation

St Maelog development site is situated in an excellent secluded position, in an attractive open rural setting, surrounded mainly by natural deciduous woodland. The site offers an easy working level elevated site with outlook and views over the River Clydach and along the Clydach Valley.

The site is located within the Brecon Beacons National Park, which is renowned for its natural beauty and vast array of recreational facilities. Gilwern village is a thriving village with excellent community spirit, situated just off the main A465 Heads of the Valley Road. Abergavenny is also only a short drive away and is well renowned for its extensive facilities and annual events such as Food Festival, Steam Rally and Festival of Cycling.



Description

The site forms a level and spacious site which at present has a timber framed two bedroom bungalow of habitable accommodation, which is set to be demolished as part of the planning consent.

It is believed that the original Forge serving Blaenavon Iron Works was situated on the site in the 1800s and the neighbouring property was once the paymaster's house.

Under the planning consent a new private drive is set to be created to serve the three dwellings, passing Forge House. A Public Footpath, which is fenced separately to the development site, runs along the south-east boundary adjacent to the River Clydach. This provides an attractive amenity attribute to the site. The footpath leads into the village of Gilwern, therefore providing an attractive riverside walk for any future occupiers of the proposed dwellings.



Planning

Full and detailed planning consent was granted by Brecon Beacons National Park under Planning Application Reference 07/01276/FUL in 2008. This application was extended under Planning Application Reference 13/10000/CON which allowed an extension of the planning consent for a further five years from the 15th November 2013.

A copy of the planning consent is available from selling agents. It is for interested parties to make their own enquiries to Brecon Beacons National Park Authority if they wish to reconfigure or amend the existing planning consent.

The vendor has had the required Bat & Archaeological survey reports undertaken and these reports will be available for inspection to any purchaser. There is not believed to be any onerous conditions attached to these reports.



Border Oak - Pearmain Cottage Design

The planning consent obtained was based upon the Border Oak 'Pearmain Cottage' design, although this design and type of construction is not a condition of the planning consent being approved. Images for illustrative purposes only are set out below, to show the Pearmain Cottage appearance and design, although any interested parties may wish to amend or vary the design, construction and appearance of the permitted dwellings.

Any interested parties wishing to vary or amend the existing planning consent to permit an alternative type of construction, design and appearance should undertake their own enquiries to Brecon Beacons National Park Authority.



Each dwelling is designed to extend to approximately 2,000 Sq. ft / 190 Sq. m and the accommodation is proposed to be arranged over two floors with Entrance Hall & staircase; Kitchen/Breakfast Room; Sitting Room; Study; Laundry Room & Cloakroom on the Ground Floor and First Floor accommodation comprising – Landing; family bathroom; Master bedroom with en-suite and 3 double bedrooms.

A double detached garage with useful office style accommodation over the garage is also proposed for each dwelling on the approved plans.

See floorplan layout drawings below.

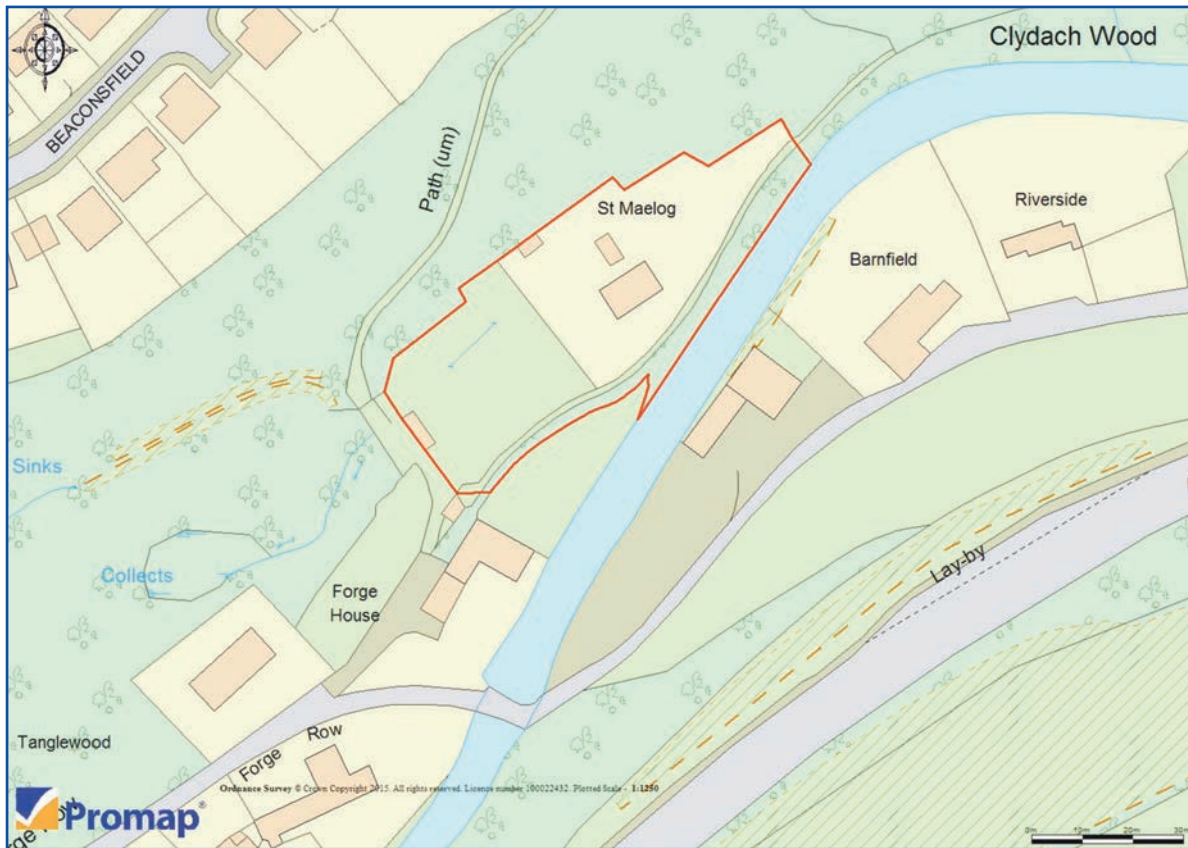
Proposed Floorplan Layout



* The images & floorplan drawings shown are for illustrative purposes only to provide an indication of the style and character of the 'Pearmain Cottage' design. These are supplied by Border Oak Design & Construction Ltd and used with their kind permission.

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Services

Electricity & mains water are connected to the existing dwelling on site. It is understood new electricity and water connections are to be installed for the three dwellings. Mains drainage passes through the site with the proposed dwellings set to be connected to this. Further information is available from the selling agents and all interested parties should make their own enquiries regarding the connection of services.

Tenure

Freehold with vacant possession upon completion.

Wayleaves, Easements & Rights of Way

The land will be sold subject to and with the benefit of all wayleaves, easements and public/private rights of way, whether they are specifically referred to in these particulars or not. The appropriate rights for access for the three dwellings and for any upgrading of mains services that are required will be negotiated by the vendor with the neighbouring property owner. A previous agreement in place has recently lapsed and this will be renegotiated by the vendor on behalf of the purchaser. It is understood an agreement in principle has already been agreed.

Directions

From Abergavenny take the A465 Heads of the Valley Road towards Gilwern. Go straight ahead at the first roundabout (ignoring the right hand turn to Gilwern) and continue along the A465. Take the right hand turn signposted "Clydach". Proceed over the cattle grid and take the immediate right hand turn. Continue along this lane proceeding straight into the "no through road" where the road bears left. Proceed down the lane. There is a gate with Forge House on the left hand side, proceed through this gate, past Forge House on the right, and through the entrance gate into the site.

Viewings

Strictly by appointment with the sole selling agents -
Powells: Telephone: 01600 714140.



Singleton Court Business Park, Monmouth, NP25 5JA
Telephone: 01600 714140 www.powellsrural.co.uk

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