



C J H L A N D

DEVELOPMENT & LAND AGENCY

FOR SALE

**Exciting Waterside
Development Opportunity.**

**Auckland House
Gilwern
Monmouthshire
NP7 0EL**

THE PROPERTY

The site extends to approximately 2.1 acres (0.9 ha). The majority of the property is laid to lawn and formal gardens with a wooded area in the western section. The property is currently accessed from Church Road, which runs down the eastern boundary. There are existing residential properties to the east, north and south. The topography is generally level.

The existing property, Auckland House is a Grade II listed 7 bed-detached house, with detached garages and various outbuildings. There are a number of TPO's in place along with historic limekilns, which are listed and situated at the far western edge of the site adjacent to the Monmouthshire and Brecon Canal. A detailed breakdown of the main room sizes are available on request.

LOCATION

The property is located within Gilwern Village in an elevated position fronting the Monmouthshire & Brecon Canal with spectacular views towards Crickhowell and the Black Mountains. The village is only a short walk away and provides a variety of local businesses including newsagents, pharmacy, butchers, hairdressers, Spar, Post Office, fuel station and three village pubs. Gilwern Primary School is also within short walking distance, Abergavenny 4 miles and Crickhowell 3.5 miles.

The A465 Heads of the Valley Road is 0.5 miles away so ideally situated for commuting to Hereford (24 miles), Cardiff (34 miles), the Midlands via A40 to Monmouth (25 miles), A40 to Newport and M4 (20 miles). Abergavenny has a main line train station to Birmingham, Midlands and Newport to London.

Gilwern, Abergavenny and Crickhowell are the gateway to the Brecon Beacons National Park and are highly desirable locations to live.

PLANNING

The site currently has no planning status, however the recent planning report carried out by KEW Planning advises that the property has good potential for securing a planning permission for a residential development. A copy of this report is available upon request and contained within the digital information pack.

There are historic pre planning application reports and residential layouts carried out by the vendor which are within the digital information pack.

METHOD OF SALE

The freehold of the entire property is offered for sale on a Subject to Planning or Unconditional basis. All offers should be submitted in writing to the offices of CJH Land Ltd or by email.

VIEWING

Viewings are strictly by appointment only. Please contact Jason Way or Matt Hiles at CJH Land to make an appointment.

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DISCLAIMER CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that:

1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property. 214588. 03/21.



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