



FOR SALE

DEVELOPMENT OPPORTUNITY

- Approximately 1.16 acres (0.47ha) with outline planning consent
- Situated on the outskirts of Pontypool
- Potential for additional plots, Lyndhurst available separately.
- 23 Residential Dwellings

Development Site at Talywain

**Land off Albert Road, Talywain,
Pontypool, NP4 7HY**

OFFERS IN EXCESS OF £700,000

Outline Planning Permission has been granted subject to a S106 Agreement. Indicative plan for 23 residential dwellings.

LOCATION

The site is located in the small village of Talywain, within close proximity to Pontypool. There are excellent road and rail links with direct access to Cwmbran, Newport, Cardiff & Bristol.

DESCRIPTION

The property comprises a block of relatively level land extending to approximately 1.16 acres (0.47 Ha) with the benefit of outline planning permissions for residential development, the designated area has been edged in red on the plan below.

Potential opportunity to acquire Lyndhurst situated close to the proposed entrance and land adjoining Pishgah Road both available by separate negotiation.

SERVICES

Potential purchasers should make their own enquiries as to location and costs of connections to mains services.

PLANNING

Outline planning permission has been obtained (Planning Reference 17/P/0255/OUT) subject to a S106 Agreement. All matters are reserved except for highways and access which is proposed from Albert Road.

EASEMENTS, COVENANTS & RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which affect it. Including the new rights as referred to in the particulars.

LOCAL AUTHORITY

Torfaen County Borough Council 01633648095

OVERAGE

The sale contract will include an overage provision to the effect that if planning consent is granted for any additional residential development within 30 years of the sale date, 25% of any increase in value will be payable to the owners or their successors in title.

ACCESS

Following an agreement with a neighbouring landowner there will be direct road access from Albert Road, a council maintained and adopted highway.

DATA STORE

Upon request access is available to further documentation, in particular: s106 agreement, Land Registry Title, Option agreement for access. Please contact the agent for access details.

VIEWING

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier OR Strictly by appointment with the Agents: David James, tel 01633 880220.



PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.