

For Sale / To Let

Development land at Cwrt y Gollen, Crickhowell, Abergavenny, Gwent, NP8 1TJ

1 to 3.50 Acres (4,046.85 to 14,163.99 sq m) SITEAREA

- Situated on the outskirts of the Brecon Beacons National Park
- Adjacent to the A40
- Land zoned for employment use
- Part of a mixed use development
- Suitable for B1, B2 and B8 uses



Location

Cwrt y Gollen is a large (24 hectare) former army camp. It is situated on the outskirts of Glangrwyney, on the edge of the Brecon Beacons National Park. It lies on the A40 between Abergavenny and Crickhowell, which forms the main transport route across the National Park.

Description

The land allocated for employment use comprises of circa 3.5 acres (1.2 ha) and is situated within the Brecon Beacons National Parks authority. The site is a large, degraded former Army camp and is located within a mature parkland setting with a number of existing buildings, concrete footprints of demolished buildings and acres of hardstanding.

The subject site is likely to be most suitable for B1 commercial employment uses and/or residential institutions (Class C2). Other employment generating uses such as education/training facilities or D2 leisure related businesses which could be linked to recreational use of the open space in the western section of the site, may also be appropriate.

Site Area

The mixed use development comprises residential development, employment provision, a pre-school nursery, a residential care home, open space provision including allotments, community orchard, sports provision and associated infrastructure works. The land allocated for each is as follows:

- Residential - 3.7 ha net / 70 dwellings
- Employment - 1.4 ha / floor space to be agreed depending on mix of uses;
- Open space / community facilities - 19.3 ha

Background and Planning

The 24.4ha site is allocated within the adopted Brecon Beacons National Park Local Development Plan (LDP) (2013) for mixed use development (Policies 33 and 34). It is expected to comprise of 3.7ha of housing, 1.4 ha of employment and the remainder to include community facilities and open space provision.

Viewings

Strictly by appointment with sole agents.

EPC

Available upon request.

Rent

Available on Request

Price

Available on Request



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