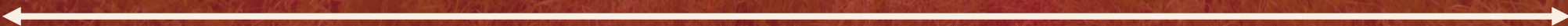




Land at Longtown
Hereford HR2 0NU

Estate Agents
Taylor & Co
Abergavenny

Asking Price
£225,000



Land at Longtown

Hereford, Herefordshire HR2 0NU

This property is being sold via the Modern Method of Auction

Outline planning permission for a permanent single storey residential dwelling to replace existing static caravan
Open timber fronted agricultural shelter, remains of the original mill, together with 15.6 acres of pastureland & woodland bordering Ochlon Brook
Rural location in the Golden Valley Village of Longtown with road access to Abergavenny & Hereford

This presents a great opportunity to live in a highly favoured rural idyll in the delightful and picturesque Golden Valley village of Longtown. Currently comprising a static caravan with outbuildings and the remains of the original stone mill, the plot has outline planning permission for the replacement of the static caravan with a permanent single storey dwelling of a similar size. Buyers will be attracted to this rare opportunity to create a primary residence, or a venture suited to leisure, agriculture, or tourism purposes, subject to consent if a change of use is sought.

The property comprises about 15.6 acres of land, mostly down to sloping permanent pastureland suitable for grazing with horses, cattle, and sheep, some of which is capable of being mown for hay; a small area of woodland, as well as direct access to a river. Until recently, the property was being used as part of a farming business and the land is in reasonable condition having been grazed in recent years.

SITUATION | The property is situated about 1 mile from the rural village of Longtown in South Herefordshire which lies about 5 miles off the A465 Abergavenny to Hereford trunk road. Longtown is a small rural community, ideally placed close to the Welsh border and the Brecon Beacons National Park with road links to the Monmouthshire

market town of Abergavenny (about 9 miles) and the Cathedral City of Hereford (about 22 miles). Longtown has an active village community with a primary school, pub, village hall and outdoor learning centre as well as several small businesses. The greater area is widely favoured by outside sports enthusiasts, walkers and hill runners alike who are drawn to the River Monnow and the Cat's Back, thought to be one of the most spectacular walks of the Black Mountains.

For comprehensive shopping and leisure facilities, Abergavenny has a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, and many well-known high street shops. Abergavenny also hosts a market several times a week and a highly regarded world-famous annual Food Festival. The town has its own cinema and leisure centre as well as several restaurants for evening entertainment.

Railway stations at Hereford and Abergavenny have regular services into central London via Newport, whilst road links in Abergavenny give easy access to the motorway for Bristol, Birmingham, the Southwest and London and "A" routes for Monmouth, Cwmbran and Cardiff.

THE PROPERTY CURRENTLY COMPRISES:

CARAVAN DWELLING

A basic but habitable residential caravan offering a living area with kitchen, two bedrooms and a bathroom. There is an LPG gas fire and boiler providing heating and hot water. We are advised that a caravan has been sited on the property for many years, is registered for council tax and as such the residential use has become established.

OUTBUILDINGS

STORE SHED 17' 9" x 12' 0" situated close to the caravan, of concrete block construction, timber clad externally and with a concrete floor and shallow pitched roof.

STONE RUINS of the original mill from which the property takes its name.

OPEN TIMBER FRAMED SHED/SHELTER with earth floor and sheeted roof.

LAND

15.6 acres or thereabouts being a mixture of pasture and woodland with a frontage to the Olchon Brook. A driveway over which the neighbouring property has a right of way crosses the land.

OUTLINE PLANNING PERMISSION

Outline planning permission has been granted for the replacement of the existing caravan with a single storey dwelling of a similar size and scale to the existing development. The existing store building is to be demolished. A copy of the Outline Planning Permission dated 9 September 2022 is available on request. For further guidance and advice, buyers are directed to Herefordshire County Council Planning Department under planning application reference 223031.

IMPORTANT NOTICE

ONLINE AUCTION | This property is for sale by the Modern Method of Auction. Should you view, offer, or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services, and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



GENERAL

Tenure | We are informed the property is freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | The caravan is understood to be connected to mains electricity. There is a private water supply and a private septic tank drainage system.

Council Tax | Band A (Herefordshire County Council)

EPC Rating | N/A

Viewing Strictly by appointment with the Agents
Taylor & Co : 01873 564424
abergavenny@taylorandcoproperty.co.uk

Reference
AB259

Location Finder

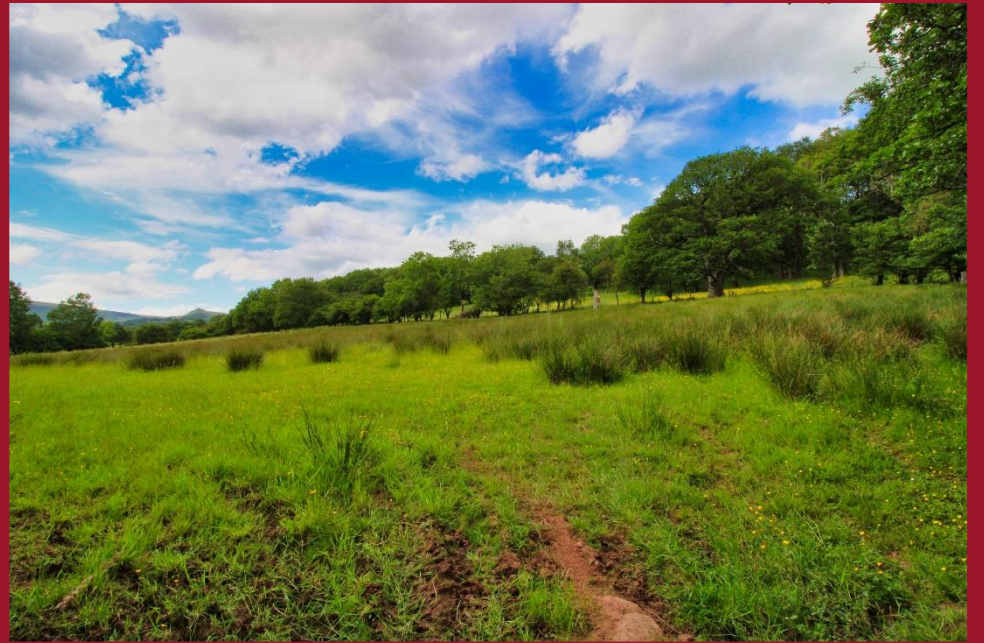
Buyers are advised that the postcode will not take you to the property and you are advised not to use a sat nav. Travelling north through Longtown, you will pass the castle on your left. Take the first turning left after passing through the village, signposted Mountain Turnant Road. You will find the property on your right as the road descends. If you pass over the river, you have travelled too far.

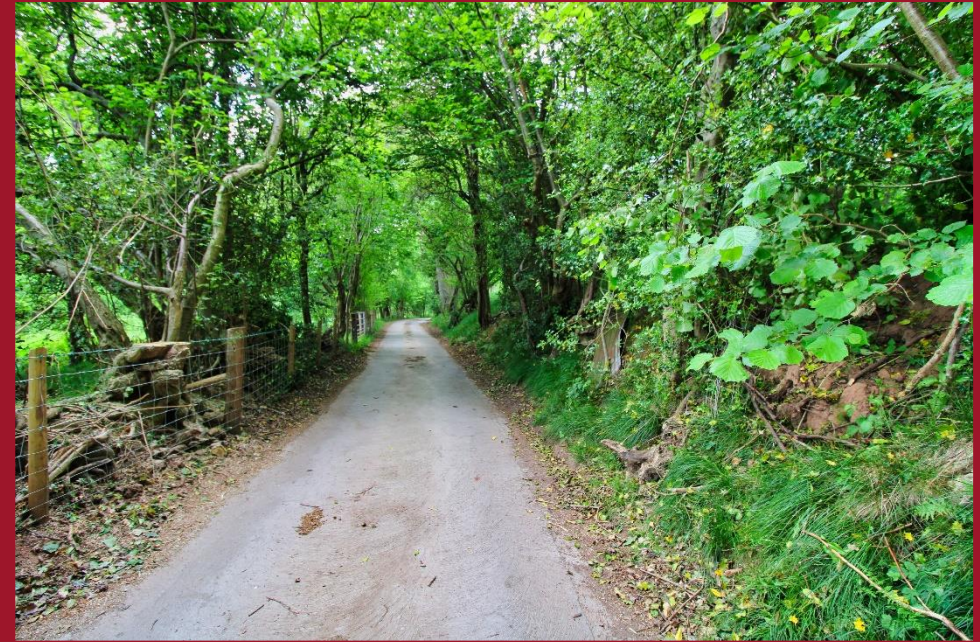


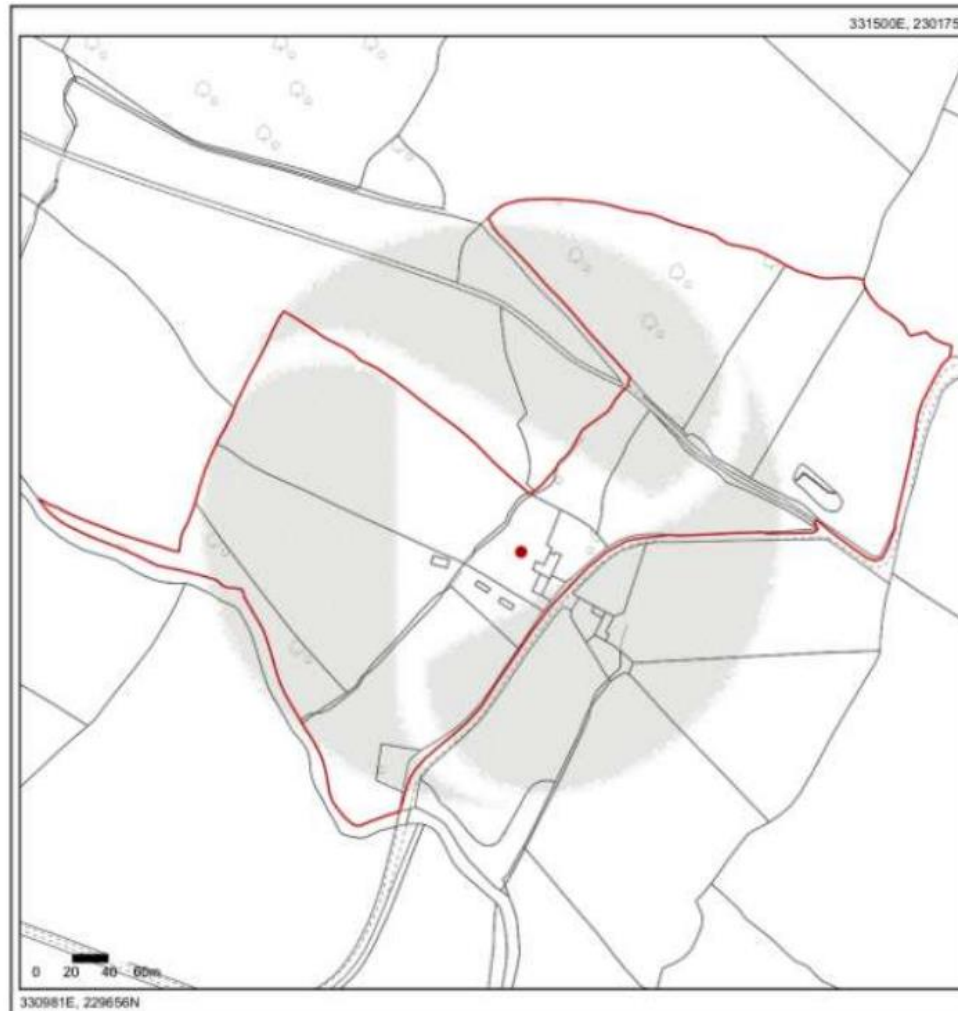
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LANDSCAPE ARCHITECTURE

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