



Prime residential development plot
With outline planning permission for the erection of two dwellings
Ref: 24/P/0186/OUT

ABERSYCHAN

Guide price £100,000



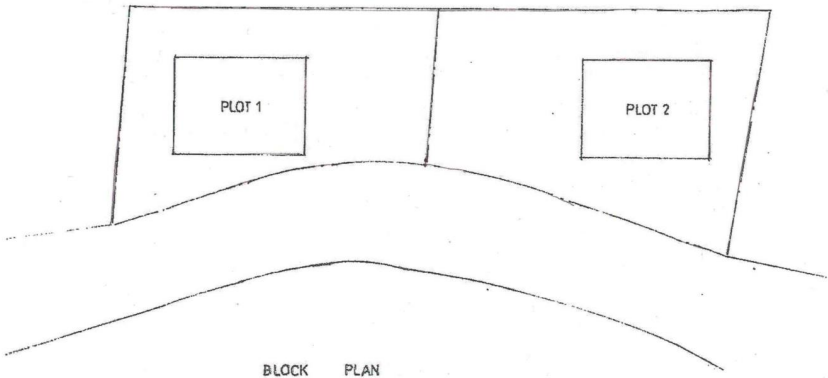
LAND AT VALENTINE ROAD

Valentine Road, Abersychan, Pontypool NP4 8QP



KEY FEATURES

- Prime residential development plot
- With outline planning permission for the erection of two dwellings
- Ref: 24/P/0186/OUT
- Central and highly convenient location
- Close proximity to a wide range of local shops, amenities and services



PROPOSED DWELLINGS at
VALENTINE ROAD
ABERSYCHAN
SCALE 1:250

An excellent opportunity to acquire a prime residential development plot with outline planning permission (24/P/0186/OUT) or the erection of two dwellings, granted on 26th December 2024. The site extends to approximately 0.13 acres, offering a well-proportioned and manageable plot ideally suited to a small, high-quality residential scheme.

The seller has already completed and paid for the key planning infrastructure, helping to streamline the development process. This includes environmental surveys and a flood risk analysis, with further documentation available to support any onward application. A Green Infrastructure Statement and Sustainable Location Statement are also available upon request, providing additional reassurance for prospective purchasers.

Situated in a central and highly convenient location in Abersychan, the land benefits from close proximity to a wide range of local shops, amenities and services. The plot on Valentine Road lies close to the heart of the village, with access via Valentine Lane from Limekiln Road, which is in turn served by Old Road from the A4043a main route passing directly through Abersychan.

DIRECTIONS

What3words: modern.befitting.crop

INFORMATION

Postcode: NP4 8QP
Tenure: Freehold

INVALID KEYWORD

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www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.