

RESIDENTIAL PROPERTY FOR SALE BY TENDER

# LLANFOIST CEMETERY LODGE, ABERGAVENNY, MONMOUTHSHIRE, NP7 9LF



Tender submission deadline 12:00 noon Friday 30<sup>th</sup> April 2021



0.18 Acres of land



For Sale by Informal  
Tender



Excellent transport links



Large surrounding garden



Less than 1km to  
Abergavenny Town centre



Detached Property

## THE OPPORTUNITY

Monmouthshire County Council's Estates Development Team are bringing to market and will be inviting offers via informal tender, for an attractive two bedroom cemetery lodge located on the outskirts of Abergavenny town centre.

## LOCATION

Llanfoist Cemetery Lodge is located less than a mile from Abergavenny town centre. The location offers excellent transport links via the A40, A465 & A4042, well-connected bus routes to Hereford (X3), Brecon (X43), Brynmawr (3) & Cardiff (X4). The property is also less than mile from Abergavenny train station giving the opportunity to travel further afield.

Local amenities include; Waitrose shopping store, Abergavenny museum, Abergavenny garden centre, numerous pubs & cafes, country walks and cycle routes.

## DESCRIPTION

Llanfoist Cemetery Lodge is a beautiful two-bedroom detached house. Originally used as the cemetery sexton's lodge, the property sits just below but separate to Llanfoist cemetery.

The property includes a large surrounding garden amounting to approximately 0.18ac of land running parallel to Cemetery Road.

The property comprises of; an entrance hallway, large reception room with high ceilings, an office, kitchen and two utility rooms.

First floor benefits from a good size bathroom and two bedrooms. The main bedroom is of a good size and overlooks the larger front garden. Bedroom 2, at the rear overlooks the smaller rear garden

## TENURE

The site is available freehold with vacant possession.

## TERMS

The property is available for sale via informal tender.

## VAT

The property is not subject to VAT.

## METHOD OF DISPOSAL

The property is offered for sale by informal tender with a deadline of **12.00 noon Friday 30 April 2021**. Tender documentation is available in the technical pack available for download via the MCC website <https://www.monmouthshire.gov.uk/property-available-2/>. Tenders must be submitted in accordance with the details set out in the pro-forma.

Interested parties are requested to formally register their interest. Interested parties who intend submitting a tender should be aware that all bids are assessed against a matrix criteria including financial offer, presentation, due diligence, track record and funding position.

Monmouthshire County Council has declared a climate emergency <https://www.monmouthshire.gov.uk/climate-emergency/>. Bids should also include an explanation of how you intend to support this declaration.

## SERVICES

Mains gas, electricity & water are available. Interested parties are advised to make their own enquiries with the relevant service providers.

## VIEWINGS

By arrangement.

## EPC RATING

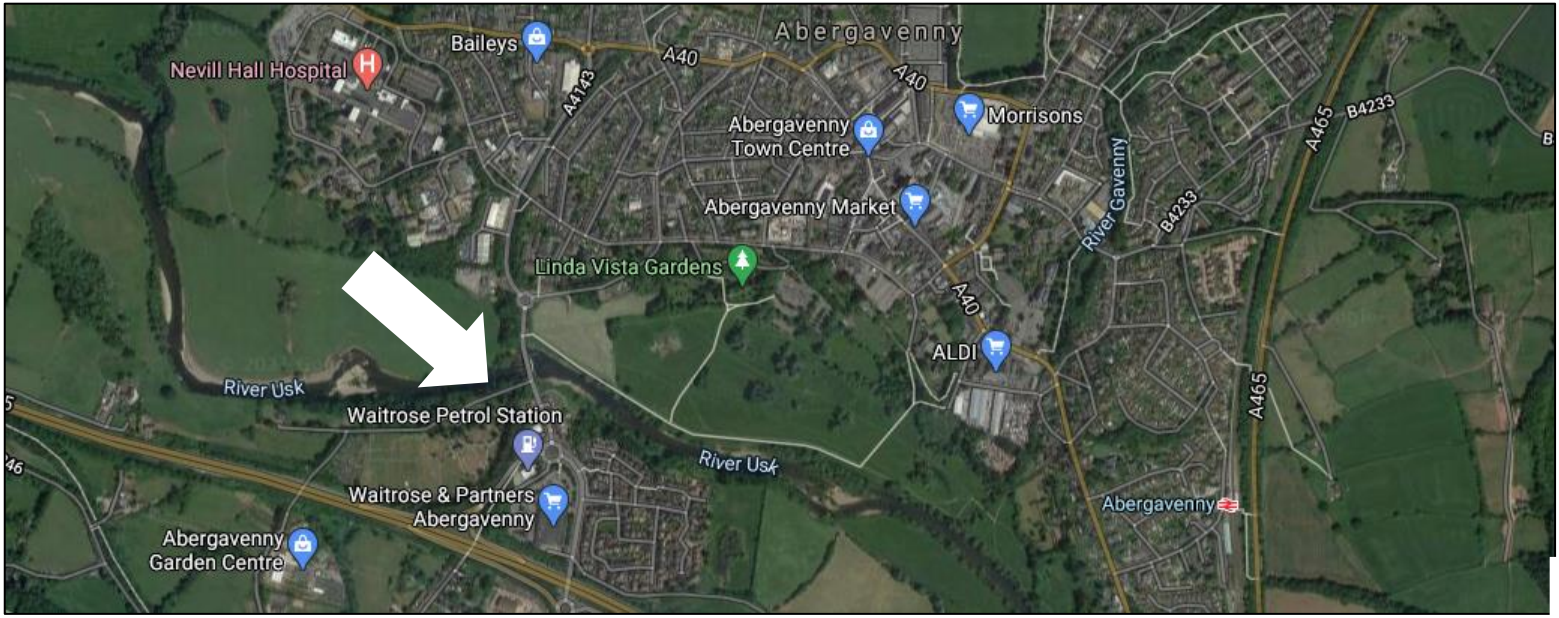
Energy rating – E49

A copy of the EPC certificate is available on request

## OVERAGE

An overage will be applied to this property for 50% for up to 20 years.









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# **Lanfoist Cemetery Lodge, Abergavenny, NP7 9LF**

Print description

Monmouthshire County Council, County Hall, The Rhadyr, Usk. NP15 1GA

Scale : 1:1000

Printed : 25/3/2021 at 11:33 AM

Grid Ref: 329121,213869



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