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BLAENAVON





*Freehold: 110 acres (44.5 ha) of mainly undulating and hill land close to Blaenavon including Coity pond with a dilapidated farmhouse which could be suitable for further development, subject to consents.*

Comments by Mr Ross Hooper-Nash



**Property Specialist**  
**Mr Ross Hooper-Nash**  
Director

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Comments by the Homeowner







*Blaenavon, NP4 9XP*

£390,000

 null Bedroom(s)  null Bathroom(s)  sq ft



Contact our  
*Pontcanna Branch*  
02920 499680

An opportunity to acquire approximately 110 acres (44.5 ha) of mainly undulating and hill land close to Blaenavon including Coity pond with a dilapidated farmhouse which could be suitable for further development, subject to consents.

The land is made up of two title areas known as Coity Farm East and Coity Farm West. Coity Farm East (Title number WA949142) extends to approximately 43 acres and contains Coity pond (W3W - ///records.fidgeted.defends) and buildings forming the former Coity farm itself. (W3W - ///breakfast.star.successor)

Coity Farm West (Title number WA949153), extends to approximately 67 acres and also contains some derelict buildings (W3W - ///replaces.they.grafted), which may also be suitable for a variety of uses, subject to consents.

The site benefits from two separate vehicular access points, one to the north and one to the east, one near Blaenavon Heritage Railway and the other off Whistle Road.

Interested parties are advised to make their own enquiries with the Torfaen Council's planning department in relation to any proposed schemes on this site.

Viewing is strictly be appointment only and no attempt to enter the land should be made without the agents representative in attendance.





*\*Image for illustration purposes only. Please refer to legal pack*



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