



The Old Work House, Union Road  
West, Abergavenny, NP7 7RL  
For sale by Modern Method of Auction

From:  
**£540,000**

# The Old Work House, Union Road West, Abergavenny, NP7 7RL

For sale by Modern Method of Auction

## Overview

- For Sale by Auction – T &Cs apply
- Subject to Reserve Price
- Buyers Fees Apply
- 10% deposit payable
- View Bid & Buy
- Online Bidding Available
- Priced to sell
- Immediate Exchange
- 28 Days for completion
- Grade 2 Listed Stone Workhouse



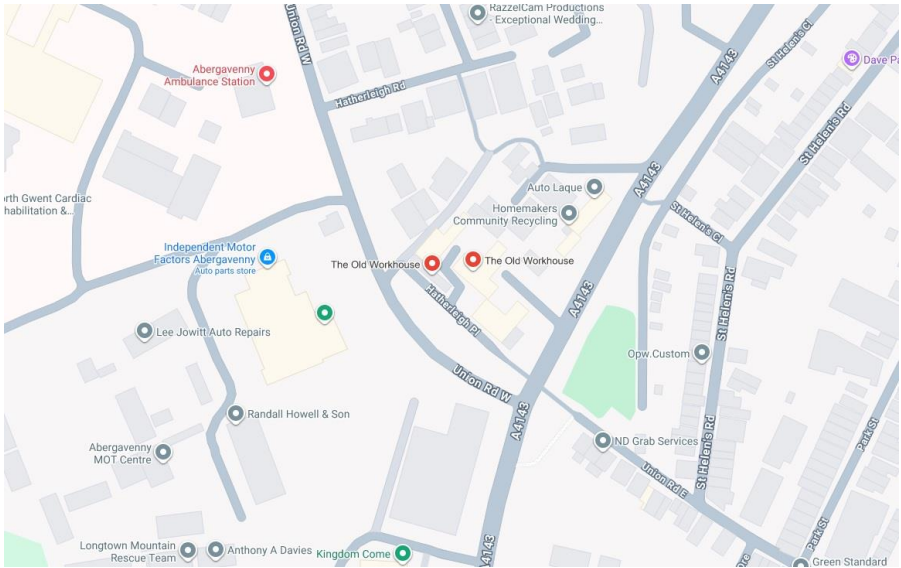
*"An exceptional opportunity to acquire the entire **freehold** of this historic Grade II listed building, comprising five self-contained apartments."*



Located just outside Abergavenny town centre, The Old Workhouse is an imposing period stone property built in 1837 and designed by architect George Wilkinson. This Grade 2 listed residence has been tastefully modernised over the years and now offers accommodation by way of five self-contained apartments comprising an extensive entire ground floor two bedroomed unit, a further two units to the first floor offering two bedroomed accommodation and on the upper floor a large studio and third two bedroomed unit. The property also offers exciting potential for reconfiguration or for multi-generational living, subject to any necessary consents. Whilst the property has been modernised to provide gas central heating and sealed double glazed window units, it still retains many original features and would be an excellent rental investment. There are parking spaces with all apartments with the exception of number 4. Potential rental income of £55k+ per annum



Please note: The sale of this property is subject to the Grant of Probate being issued. Please consult the legal pack for further details on the process and expected timescales. This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



## Location

The Old Workhouse in Abergavenny is located on Hatherleigh Place, just off Union Road West. The town centre of Abergavenny has a number of independent shops, bakery's, restaurant, pubs and even a cinema. The town also has a number of different supermarkets, leisure facilities, dentist and doctor's surgeries as well as a hospital., St Marys Church and Swan Meadows for walks. The town benefits from a bus station and train station with links to Cardiff, Bristol, London Manchester and the Midlands.

## Flat 1

GROUND FLOOR

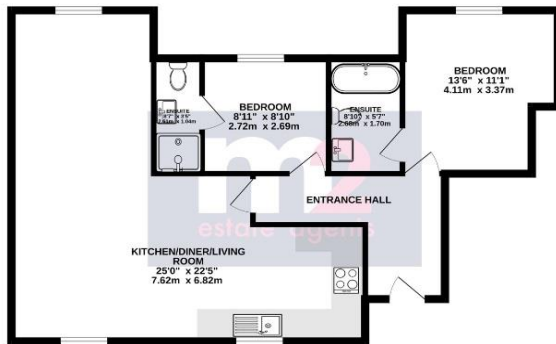


While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other built-in appliances and fixtures are approximate and not to be relied upon for any purpose. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. See the plan.

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## Flat 2

GROUND FLOOR

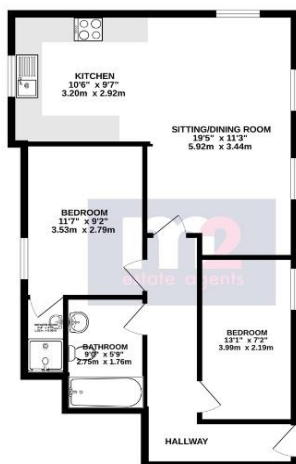


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## Flat 3

GROUND FLOOR

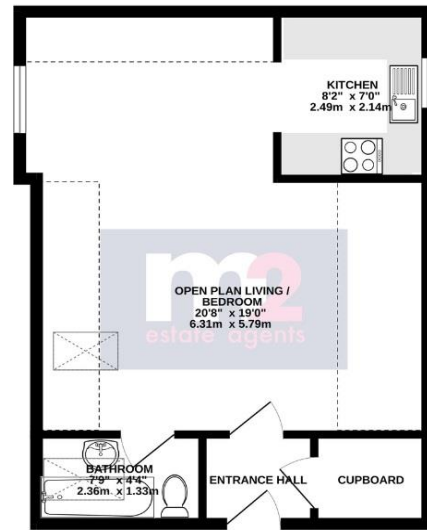


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## Flat 4

GROUND FLOOR

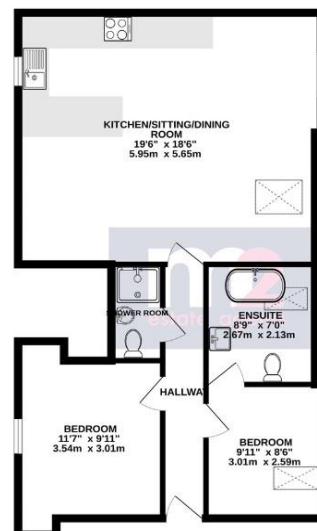


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## Flat 5

GROUND FLOOR



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### Flat 1

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Flat 4

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Flat 2

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Flat 5

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 59 D      |
| 39-54 | E             | 44 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Flat 3

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

11 Cross Street, Abergavenny, NP7 5EH

Tel: 01873 8563 856388

Email: [abergavenny@m2ea.co.uk](mailto:abergavenny@m2ea.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.