



DAN Y DERWEN STUD

LLANVAPLEY | ABERGAVENNY | MONMOUTHSHIRE

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DAN Y DERWEN STUD IS PERFECTLY SITUATED ON THE OUTSKIRTS OF LLANVAPLEY VILLAGE, A SHORT DISTANCE FROM ABERGAVENNY WITH FAR REACHING VIEWS OF THE MONMOUTHSHIRE COUNTRYSIDE.

DAN Y DERWEN IS CURRENTLY USED AS AN EQUESTRIAN AND DOG GROOMING PREMISES OFFERING AN ABUNDANCE OF USES AND IS AN EXTREMELY VERSATILE SITE.

- Superb location within the village of Llanvapley •
- Tremendous views towards The Sugarloaf, Skirrid and Black Mountains •
- Excellent compact collection of buildings, yard and ring fenced parcel of 5 paddocks •
- Outbuilding to include 3 loose boxes, storage, office, bathroom facilities and room above •
- Sand and silicon base outdoor arena •
- Extending to a total of 5.88 acres •
- A shepherds hut available by separate negotiation •
- Just 5 miles to Abergavenny and 11 miles to Monmouth •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Hereford / Bristol / Cardiff and London •

DISTANCES

Abergavenny 6.1 miles • Raglan 8.3 miles • Monmouth 11.4 miles
Hereford 27.2 miles • Cardiff 37.8 miles • Gloucester 38.8 miles
Bristol 48.1 miles • London 158.8 miles

Abergavenny Train Station 5.4 miles

Newport Train Station 24.3 miles

Bristol Parkway Station 43.4 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Dan Y Derwen Stud enjoys a superb, commanding position within the Monmouthshire countryside. Situated within the village of Llanvapley, just 6 miles to Abergavenny a town known as the gateway to Wales. It is just 6 miles from the border with England and is a thriving market town still hosting a weekly indoor market in the town centre. The Angel Hotel in the centre of Abergavenny, just a stone's throw from Abergavenny Castle offers award winning afternoon teas.

There are good connections to the main road network with the historic border town of Monmouth being just over 11 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and Monmouth Comprehensive School.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

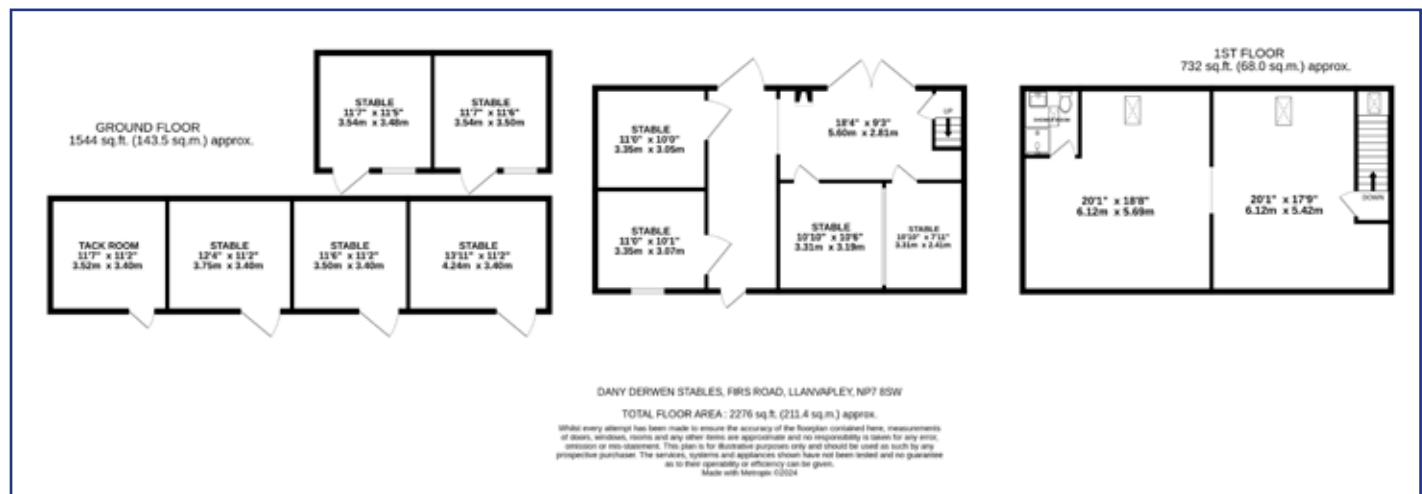
Dan Y Derwen Stud is currently used as a mixed equestrian and dog grooming premises. The vendors have worked extremely hard to enhance the grounds and buildings to a very desirable, unique, semi-rural package.

The principal building comprises of steel portal framed construction, which is fully enclosed/secured, with stair to a mezzanine with timber floor. The ground floor comprises of dog grooming kennel bays, which have versatility to be utilised for alternative uses, with a central wood burning stove for heating. The first floor is utilised for other uses such as a workshop / office and further storage. A shower room with WC is situated on the first floor.

There is a stable block with 3 no. loose boxes (1 no. foaling box) all equipped with automatic drinkers, and tack store. With a further timber framed stable block, which includes two stables. Dan Y Derwen Stud also benefits from a collection of external dog kennels and a hardstanding area surrounds all of the buildings.

The buildings are well situated away from the roadside entrance, which provides excellent privacy for the site, with the buildings & yard accessed via a hard surfaced track. A 40ft x 20ft outdoor arena, with sand & silicon base, is situated to the rear of the buildings and yard.

The paddocks flank either side of the access drive and extend to the west of the landholding, forming a number of useful enclosures, fenced with post and rail fencing, and all very well presented. There are stunning views to all aspects from the site, particularly views towards The Sugarloaf, Skirrid and Black Mountains.



KEY INFORMATION

Services: Mains electricity, water and private drainage (septic tank).

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: Follow the B4233 from Abergavenny for approximately 4 miles, you will enter the village Llanvapley. Proceed through the village and take the left hand turning on to Firs Road. The entrance gate to Dan Y Derwen Stud will be found on your left hand side, where there is a property name sign.

Postcode: NP7 8SW



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SALE PLAN



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