



# Hazelfields Stables

## Llanvetherine, Abergavenny

### Monmouthshire, NP7 8RN

An excellent opportunity to acquire an extremely well-presented stable yard, along with general purpose building, and series of prime equestrian paddocks.

- Superb location near to Abergavenny • Situated a short distance from Llanvetherine •
- Stable block with five stables & tack storage • Field shelter •
- General purpose building • Excellent post & railed fenced paddocks •
- In all approximately 11.20 acres •



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# Hazelfields Stables

Llanvetherine, Abergavenny, Monmouthshire NP7 8RN

A unique opportunity to acquire an extremely well-presented stable yard, with collection of buildings, situated within a ring-fenced parcel of land comprising of five principal grazing paddocks.

Hazelfields Stables offers excellent potential for use as a prime equestrian facility for either a buyer's personal use and/or for commercial livery uses.

**Llanvetherine - 1 mile**  
**Abergavenny - 4 miles**  
**Raglan - 11 miles**  
**Monmouth - 14 miles**

## Location & Situation

Hazelfields Stables is very well located in beautiful Monmouthshire countryside, a short distance north of the B4521, Old Ross Road, close to the hamlet of Llanvetherine. The property benefits from direct access from Llangattock Lingoed Lane which is very accessible. The stables enjoy a private tranquil setting, with fantastic views to the south.

## Description

An excellent ring-fenced compact parcel comprising of a series of prime post & railed fenced grazing paddocks, stable yard with collection of buildings, served by its own independent access with a stoned track leading to the collection of buildings.

Situated around an excellent stable yard is an L-shaped stable building comprising of 3 No. 12 ft x 12 ft loose box stables along with spacious tack room storage and two further open-fronted stable boxes. A separate field shelter provides for an isolation stable or storeroom. A further very useful three-bay general purpose building, which is fully enclosed for secure storage, completes the collection of



buildings. There is potential for the expansion of the stable yard to include further stables, or buildings, (subject to planning).

The paddocks are currently divided into five principal enclosures, with the paddocks either side of the access track leading to the building being level and the southernmost field enclosures gently sloping. There is potential to further subdivide the paddocks further if required.

Hazelfields Stables extends to approximately 11.20 acres.

## Services

Hazelfields Stables is connected to mains water. Electricity is not connected to the property, although lighting at the stable yard is currently provided by solar power.

## Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any public and private rights of way (if any), whether they are specifically referred to in these particulars or not.

## Sale Method

The land is offered For Sale by Private Treaty. The Vendor & Selling Agents reserve the right to conclude the sale by any other alternative method.

## Viewings

Viewings by appointment with the selling Agents. All parties viewing do so at their own risk, please exercise sensible due care and attention around horses and leave all gates as found. Please ensure that all Covid-19 protection criteria such as exercising social distancing and hand sanitising measures are adhered to.

## Directions

From the B4521 Old Ross Road at Llanvetherine proceed east towards Abergavenny. After a short distance from Llanvetherine, Lanes Garage is situated on the right-hand side.

Turn right at Lanes Garage, passing alongside the Garage on the right onto the Llangattock Lingoed Lane. Follow this lane for approximately 0.3 mile and the entrance to Hazelfields Stables will be found on the left hand side at the top of the hill.



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