



MEDLEY MEADOWS GLAMPING SITE

LLANVAIR KILGEDDIN | ABERGAVENNY | MONMOUTHSHIRE







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LLANOVER ROAD | LLANVAIR KILGEDDIN | ABERGAVENNY

MEDLEY MEADOWS OFFERS A SUPERB GLAMPING & CAMPING SITE, IN THE HEART OF THE BEAUTIFUL USK VALLEY. THE SITE CURRENTLY OPERATES THREE SUPERB LUXURY SAFARI STYLE TENT CABINS AND SHEPHERDS CABIN WHILST BENEFITING FROM PLANNING PERMISISON AND ALL NECCESARY INFRASTRUCTURE FOR FUTURE DEVELOPMENT.

Medley Meadows Glamping is situated a short distance along a quiet country lane, from the hamlet of Llanvair Kilgeddin, set in the stunning Usk Valley between the riverside town of Usk and renowned gateway town to Wales of Abergavenny and Brecon Beacons National Park. The site is set within nearly 9 acres of beautiful wildflower meadows flanked by majestic oak trees to create a special visitor experience of peaceful relaxation and connection to the natural environment.

- Superb accessible location to all principal South Wales road connections including M4 •
 - Superb accessible & strategic location in central Monmouthshire •
 - Beautiful situation and position set within the renowned Usk Valley •
 - Three Luxury Safari Tent Cabins with infrastructure & services installed for three further Safari Tent Cabins •
- Shepherds Cabin offering potential for additional tourism accommodation or site office •
 - Planning Permission for agricultural storage building •
 - Potential for TAN6 Rural Enterprise Dwelling in the future via temporary permission •
- Glamping Site set in wildflower meadows with majestic oak trees and tranquil wildlife pond •
- Public footpath connection to wider countryside and located within easy reach of Usk Valley Walk •
- Offered as trading business with existing brand, goodwill, website domain and business assets •
 - Turnover from first full trading year in 2019 was £33,825 •
- Significant potential for business development of Medley Meadows Glamping •
 - See website www.meadleymeadow.co.uk •

In all approximately 8.75 acres

Llanvair Kilgeddin 0.5 mile • Usk 5 miles • Abergavenny 6 miles
M4 (J.24)/Newport 14 miles • Cardiff 27 miles • Bristol 38 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

Medley Meadows Glamping enjoys a beautiful location and situation with the natural ambience of the site interconnecting perfectly with the countryside glamping experience offered and environmental sensitivity ethos of the sites development to date.

The glamping site is strategically well located in central Monmouthshire and easily accessible from the M4 or M50/M5 motorways and only 2 hours' drive from the M25. Meadley Meadows Glamping is situated a short distance along a quiet country lane from the small village of Llanvair Kilgeddin.

The site derives its name from the former Meadley Cottage that used to stand upon the site, who is understood to have had a famous previous owner. Apparently none other than Benjamin Hall, made famous by overseeing the clock & bell he commissioned for the Houses of Parliament, which was then subsequently named after him in recognition - Big Ben, which now forms a striking London landmark!

A superb 'back to nature yet enjoy in luxury' customer experience has been developed, where visitors can enjoy the tranquil countryside surroundings and explore the wildflower meadow walks, woodland and relax by the wildflower pond. Integrated with relaxation on site, visitors can also use the site as a base for exploring the wealth of natural, heritage and built visitor experiences in the region.

The riverside town of Usk and market town of Abergavenny, which hosts the famous Abergavenny Food Festival annually in September, are a short distance away, with the Brecon Beacons National Park and Wye Valley Area of Outstanding Natural Beauty on the doorstep.

Monmouthshire and the surrounding region have strongly developed as a tourist destination in recent times, especially with the development of a wide range of family and recreational facilities including Raglan Farm Park, to add to the wealth of traditional heritage and natural countryside recreational facilities. Food & Drink has also been a strong visitor development, with Monmouthshire being known as the 'food & drink capital of Wales' with a number of notable country dining restaurants from celebrity chefs.

Visit Meadow Meadow website 'Our Area' for a list of the principle visitor attractions in the area www.meadleymeadow.o.uk/ourarea for further information on all aspects of tourism in the region visit www.visitmonmouthshire.com





MEDLEY MEADOWS GLAMPING

The glamping site is currently situated within a central wildflower meadow which is flanked by majestic oak trees and benefits from a tranquil character and setting. The site has been developed by the current vendors in a very environmentally sensitively manner, with extensive meadow conservation works being undertaken, over 200 trees planted and the recreation of the wildlife pond and enhancement of the bubbling stream that runs through the bottom of the meadows.

Planning consent was granted for the glamping site for six units and ancillary infrastructure in 2017 under Planning Application Reference DC/2016/01310 and subsequently one of the planning conditions were amended in 2018 to permit the glamping units to remain in-situ all year round under Planning Application Reference DM/2018/01401.

The three existing luxury safari style cabin tents have been sensitively situated for independent privacy and we are informed that all the service connections are in-situ for easy installation of the further three glamping units. The adjacent meadow, which is currently undeveloped, has scope for additional accommodation provision if required, with perhaps an alternative accommodation offering, subject to obtaining the necessary consents.

A compact sensitively developed car parking area, with mown grasscrete surface, allows for easy access to the site for all types of vehicles. Shepherds Cabin, has been restored from an former railway carriage that had been dilapidated upon the site and forms an appealing accommodation cabin with potential to be utilised as a site office or possible temporary owners accommodation whilst guests are on site. A network of footpaths throughout the meadows has been sensitively developed to allow access to the principal glamping field, and wider access for visitors to enjoy the meadows, woodland and streamside walk and connect to a public footpath that allows the wider countryside to be explored.

A third meadow with extended loop footpath incorporates the wildlife pond that has been developed and a potential 'events field' where a majestic veteran oak tree provides a striking focal point. Several events including marriages and naming ceremonies have taken place as private events under the oak tree. The field offers fantastic potential for such private events, or further recreational/leisure or glamping/camping accommodation to be developed, subject to any necessary consents.

A private foul drainage biodigester has been installed discreetly within the glamping field and is connected to WC's in each of the lodges. This has been developed to accommodate the

additional capacity from the three permitted glamping units and any additional glamping units developed in the adjacent meadow. Planning permission for an agricultural storage building has also been granted on the site in 2017.

Medley Meadows Glamping has only traded fully in 2019 and the recorded business turnover for 2019 trading year has been confirmed as £33,825 with significant potential to grow and develop the business, especially with the development of the site's marketing/promotion and additional accommodation provision.





SAFARI CABIN TENTS

The existing glamping accommodation comprises of three luxury safari style cabin tents set upon a solid timber decking base and providing a unique visitor experience. The three existing cabins are named Cherry, Hazel & Willow and all provide for sleeping up to six persons with two bedrooms and $\frac{3}{4}$ sofa bed within a central relaxation area along with fitted kitchenette with gas hob, indoor dining area and shower room with hot water shower & WC.

Outside the tent cabins are an outdoor decking dining and relaxation area, along with natural areas which have a high degree of privacy with firepit, chimenea's and night lanterns. The tent cabins have been carefully and successfully constructed by local crafts people to provide for a premium visitor experience and comfort.

The recently renovated Shepherd's Cabin is situated close to the car parking area and is restored back to its original Great Western Railway Green and forms very attractive accommodation comprising of kitchenette, indoor dining area, double bed and WC & shower and enjoying views over the meadows.



SHEPHERDS CABIN





Llanover

Llanvair Kilgeddin

Path (um)

St Mary's Hill

Path (um)

Plan for identification purposes only

KEY INFORMATION

Services: Electricity & mains water are connected to the site and to the three existing safari cabins, with service connections installed at the locations of the further three proposed safari cabins. Private foul drainage to biodigester system. Bottled gas fired boilers at each of the safari tents provides for hot water and gas hob.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements and all private and public rights of way and any other such rights, whether these are specially referred to in these Particulars or not. A public right of way crosses through part of the site, providing a valuable connection to the local footpath network and the renowned Usk Valley walk alongside the River Usk is easily connected into at Chain Bridge.

Fixtures & Fittings: Only those items specifically mentioned in these Particulars will be included in the sale, with any other fixtures being excluded from the sale, however may be available by separate negotiation.

Non-Domestic Business Rates: Medley Meadows Glamping is currently rated at a Rateable Value of £4,500 per annum. It is understood Small Business Rate Relief was claimable, so no rates are currently payable.

Local Authority: Monmouthshire County Council. Telephone: 01633 644644.

Viewings: Strictly by appointment with the selling agents.

Directions: From Abergavenny or Usk proceed on the B4598 to the village of Llanvair Kilgeddin. Turn into Llanover Road situated on the south side of the village, heading west. Follow the lane for 0.5 mile and the entrance to Medley Meadows Glamping will be found on the left-hand side.

Postcode: NP7 9DZ



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IMPORTANT NOTICE

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