



VALLEY VIEW STABLES

LLANDENNY | USK | MONMOUTHSHIRE





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VALLEY VIEW STABLES OFFERS A PREMIUM EXCELLENT EQUESTRIAN AND RURAL ENTERPRISE PACKAGE WITH EXTREMELY WELL-PRESENTED PURPOSE-BUILT ASHFORD'S 'NATIONAL RANGE' EQUESTRIAN BUILDING, ALL WEATHER OUTDOOR ARENA, TEMPORARY ACCOMMODATION CABIN WITH BEDROOM, SHOWER ROOM AND KITCHEN/DINER, DOUBLE FIELD SHELTER, CONCRETED YARDS, ALONG WITH A SERVICED AND INSULATED STORAGE CONTAINER AND A SERIES OF VERSATILE POST AND RAIL FENCED GRAZING ENCLOSURES EXTENDING TO OVER 12 ACRES.

Valley View Stables forms an excellent opportunity to acquire an immaculate collection of buildings, infrastructure and land, that will attract significant equestrian and rural enterprise appeal. Located in the heart of Monmouthshire, situated on the Llangovan/Pen-y-clawdd Lane, 5 minutes' drive from Raglan (A40). The buildings, all-weather arena, yards and land extend to approximately 12.62 acres all set within a beautiful position and with spectacular views. The property provides for a fantastic opportunity for any purchaser with equestrian, rural enterprise and leisure interests.

- Superb accessible location in central Monmouthshire close to the villages of Llansoy and Llandenny •
 - Purpose-built premium Ashford's 'National Range' timber equestrian building •
 - Secure general/hay storage building/workshop •
 - 4 No. loose box stables (12ft x 12ft) •
 - Fully insulated tack/leisure room with kitchenette and enclosed shower room with wc •
 - Fully insulated temporary accommodation container with bedroom, shower room and kitchenette •
 - Outdoor All-Weather Arena (40m x 20m) •
 - Insulated secure storage container with mains electricity connected •
 - Bespoke double field shelter (24ft x 12ft) & Pole Barn style field shelter •
 - Extensive Concreted yards •
 - Versatile post and rail grazing enclosures / paddocks •
 - Extending in total to approximately 12.62 acres (5.12 hectares) •
- Llansoy 1.2 miles • Llandenny 2 miles • Raglan 3 miles • Usk 5 miles
Monmouth 8.5 miles • Newport 17.5 miles • Cardiff 28 miles
Bristol 28.5 miles • Hereford 31.3 miles • Ross-on-Wye 37 miles
Gloucester 39.4 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

Valley View Stables is well located in central Monmouthshire, close to the renowned Usk Valley and with easy accessibility to the main trunk roads of the A40 / A449. The property is situated close to the village hamlets of Llansoy and Llandenny, a short distance along the Pen-y-clawdd/Llangovan Lane and benefitting from excellent access.

The main village of Raglan with a direct connection to the A40 trunk road network is only a couple of miles away, with the A449 at Usk also being within very easy reach and this providing a direct connection to the M4 (J. 24). The property features a recessed access gate and wide concreted splay allowing for excellent vehicular access into Valley View Stables.

Monmouth is located just 10 miles from the property offering an upmarket traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, An excellent range of schools, The Savoy Theatre and an extensive range of recreational and leisure facilities. An abundance of tourism and recreational activities exist within Monmouth and the wider region.

The property benefits from a beautiful setting and from the more elevated parts of the grazing fields there are superb views to the north over Usk Vale and towards the Black Mountain ranges at Abergavenny.





THE PROPERTY

Valley View Stables comprises an excellent equestrian set up, however with significant potential for other, or combined, rural enterprise or other commercial/leisure uses (subject to the necessary consents). The jewel in the crown is a purpose-built premium Ashfords equestrian building, along with superb infrastructure comprising of an all-weather outdoor arena, concrete yards, anti vandal secure temporary accommodation container, storage container and series of very well-maintained post and rail grazing enclosures/paddocks all situated within a ring fence. From the entrance a circular track provides access to the front and rear of the yards.

A comprehensive Ashford's 'National Range' timber constructed and clad building comprising a secure general hay storage building/workshop with secure tack room; 4 No. loose box stables (12ft x 12 ft) plus fully insulated leisure room with kitchenette and enclosed shower room with wash basin and wc. There is significant scope for the versatile accommodation to be utilised to any purchasers' own requirements or other uses (subject to planning).

To the front aspect of the building and extending south are excellent concrete yards which offer clean workspace with inbuilt trailer lock, temporary accommodation container and a secure storage container. The temporary accommodation container is an anti-vandal container which is fully plumbed in with mains electricity connected with bedroom, shower room and kitchenette/sitting room.

The land comprises a ring fenced compact regular shaped parcel of grassland which is divided by a post and rail fencing throughout into 4 extensive field enclosures. The land could be sub divided further. The permanent pasture has been rotated and well rested and can be utilised for grazing or for fodder.

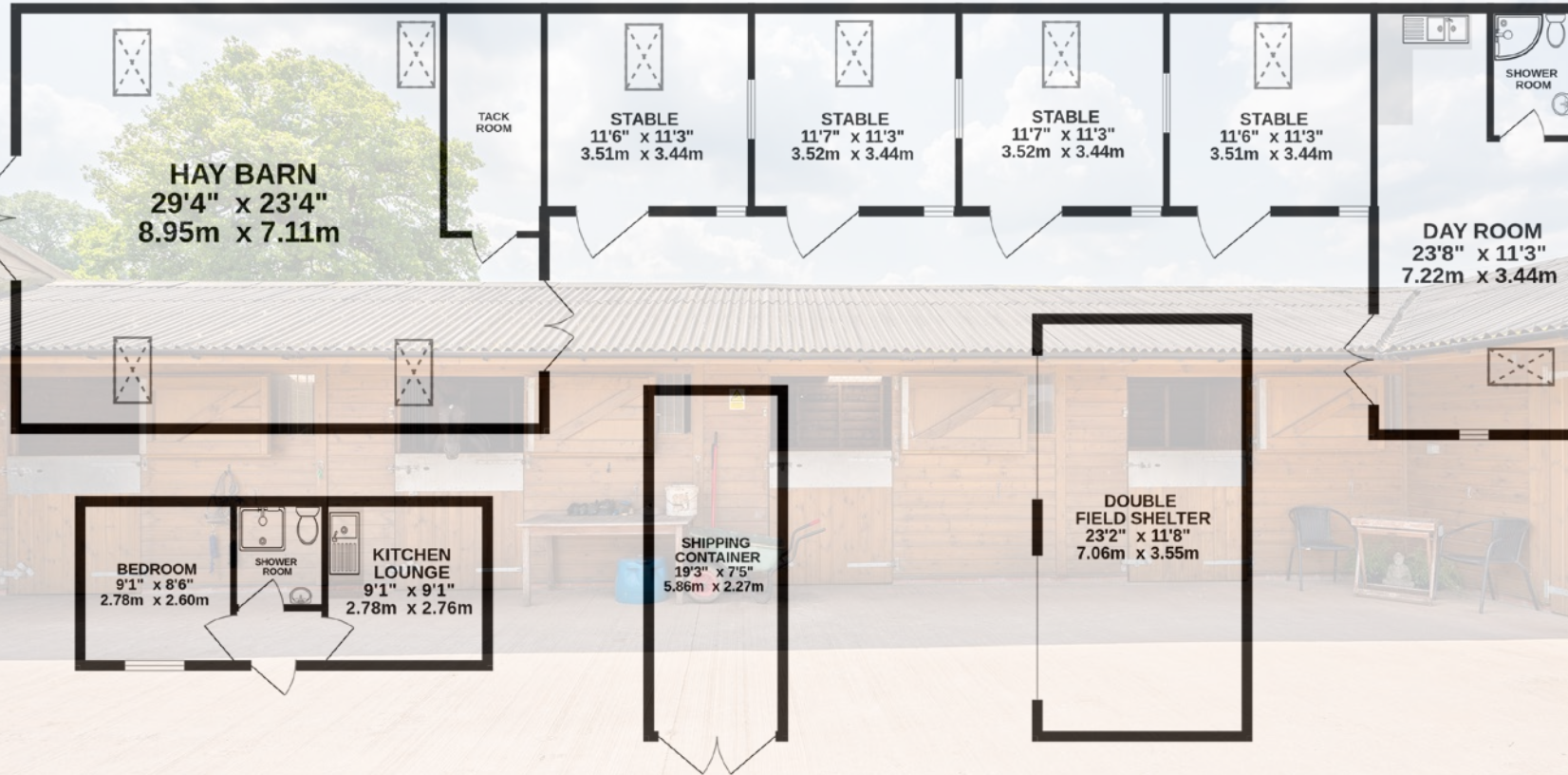
The land is gently elevated to the south with mature hedgerows and trees surrounding the main boundaries, which provide significant privacy to the property. An attractive natural pond is positioned in the north-eastern corner of the land providing biodiversity and amenity appeal. A compact timber field shelter is situated at the top of the land on the southern boundary. The land extends in total to approximately 12.62 acres (5.11 hectares).

The building, yards, temporary accommodation container, storage container, outdoor arena, field shelter and land are all in excellent condition, and no doubt being of significant interest to equestrian, rural enterprise and lifestyle purchasers.



GROUND FLOOR

2092 sq.ft. (194.4 sq.m.) approx.



VALLEY VIEW STABLES, LLANSOY, USK, NP15 1DJ

TOTAL FLOOR AREA : 2092 sq.ft. (194.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PLANNING

The original Planning consent was granted under Planning Application Reference DC/2017/00400, dated 5th June 2017 for the creation of the stable block and all-weather arena which exist on site.

The vendors undertook a Pre-App on 2nd June 2023 for the property which was positive towards anyone looking to apply for a TAN 6 Rural Enterprise application, subject to complying with the requirements.

A copy of the 2017 Planning Consent Decision Notice and also the 2023 Pre-App Written Advice are available from Powells on request.

KEY INFORMATION

Services: Valley View Stables is connected to mains water and electricity. Hot water is provided by an electric hot water immersion heater. Foul drainage is by way of a package treatment plant. All interested parties are to make, and rely upon their own enquiries, in relation to services.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements and all private and public rights of way and other such rights, whether these are specially referred to in these Particulars or not. A Public Footpath crosses the land.

Fixtures & 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. A list of all the available equestrian and land management items available by separate negotiation will be provided.

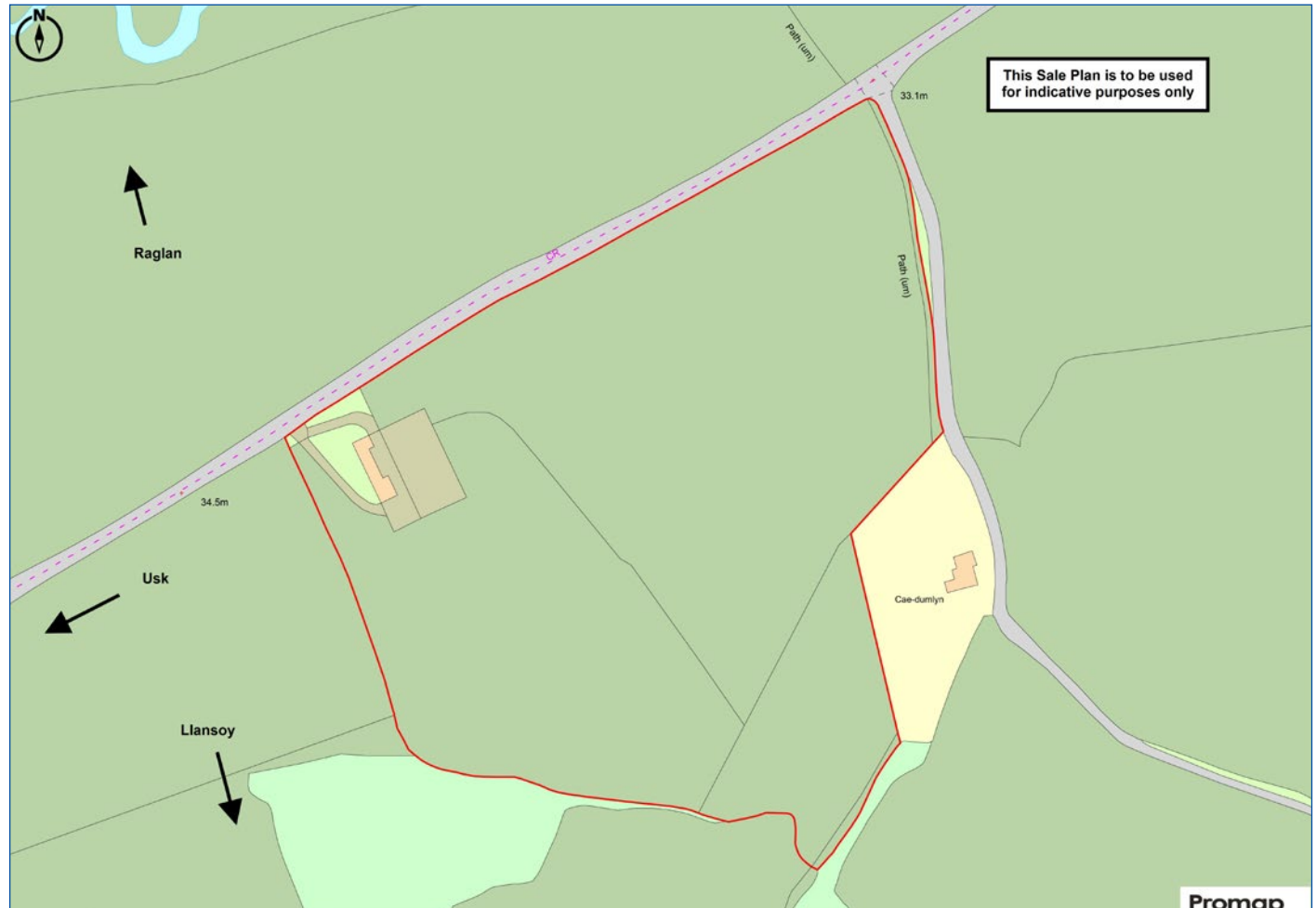
Sale Method: Valley View Stables is offered For Sale by Private Treaty. The Vendors and Selling Agents reserve the right to sell the property by any other alternative sale method to conclude the sale process.

Local Planning Authority: Monmouthshire County Council. 01600 644831

Viewings: Strictly by appointment with the selling agents. Several viewing dates will be organised.

Directions: From Raglan proceed along the Chepstow Road towards the village of Llansoy. At the Crosshands Crossroads turn left signposted Pen-y-clawdd 3 miles. Valley View Stables can be located a short distance on the right-hand side.

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