



VALLEY VIEW

LLANSOY | USK | MONMOUTHSHIRE



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VALLEY VIEW OFFERS A PREMIUM EQUESTRIAN AND RURAL ENTERPRISE PACKAGE WITH EXTREMELY WELL-PRESENTED PURPOSE-BUILT ASHFORD'S 'NATIONAL RANGE' EQUESTRIAN BUILDING, ALL WEATHER OUTDOOR ARENA, DOUBLE FIELD SHELTER, CONCRETED YARDS, ALONG WITH A SERVICED AND INSULATED STORAGE CONTAINER AND A SERIES OF GRAZING ENCLOSURES EXTENDING TO OVER 12 ACRES.

Valley View forms an excellent and unique opportunity to acquire an immaculate collection of buildings and infrastructure recently constructed by the vendors in 2017, with land close to the popular village of Llansoy and well situated on the Llangovan/Pen-y-clawdd Lane, 5 minutes drive from Raglan (A40). The buildings, sand based all-weather arena, yards and land extends 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 close to the village of Llansoy •
- Purpose-built Ashford's 'National Range' equestrian building •
 - Secure general/hay storage building/workshop •
 - 4 No. loose box stables (12ft x 12ft) •
 - Tack/leisure room with kitchenette and enclosed WC •
 - Outdoor All-Weather Arena (40m x 20m) •
- Insulated secure storage container with mains electricity connected •
 - Bespoke double field shelter (24ft x 12ft) •
 - Extensive concreted yards •
- Versatile grazing enclosures / paddocks which are able to be divided up for any grazing requirements •
 - Pole Barn style field shelter •
- Extending in total to approximately 12.62 acres (5.12 hectares) •

Llansoy 1.2 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 •

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 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 benefiting 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.

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 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 current setup has been newly constructed by the vendors as of 2017. The jewel in the crown is a purpose-built premium Ashfords equestrian building, along with superb infrastructure comprising an all-weather outdoor arena, concrete yards, storage container and series of very well-maintained 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; 4 No. loose box stables (12ft x 12 ft) plus tack room/leisure room with kitchenette and enclosed WC. There is significant scope for the versatile accommodation to be utilised to any purchasers' own requirements or other uses (subject to planning).

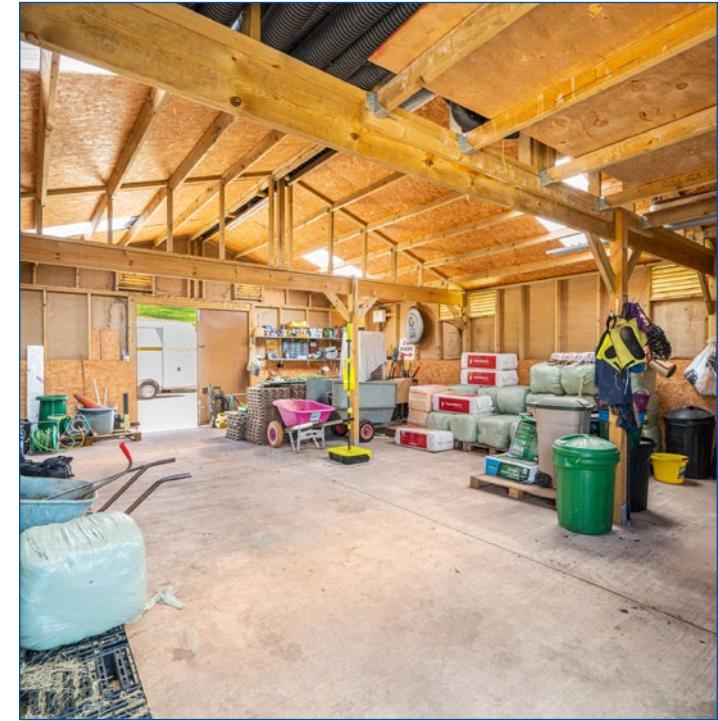
To the front aspect of the building and extending south are excellent concrete yards which offer clean workspace with inbuilt trailer lock, and a secure storage container. The storage container is fully insulated with electricity connected. To the east of the building and yard areas and enclosed with post and rail fencing is a 40m x 20m outdoor arena with specialist high quality equine exercise surface made from washed and kiln dried industrial silica sand, reinforced with textile and polyurethane fibres to a depth of 125mm. The outdoor arena has been professionally installed with all appropriate drainage and offers a fantastic all season equestrian exercise facility.

A further double field shelter (24ft x 12 ft) is situated upon the land, and this is movable as constructed on skids, providing useful additional stabling.

The land at Valley View comprises a ring fenced compact regular shaped parcel of grassland which is divided by a post and rail fence into 2 extensive field enclosures. The land has been sub divided further into equestrian grazing paddocks with temporary electric fencing. The permanent pasture has been rotated and well rested and can be utilised for grazing or for fodder. The easternmost paddock is cut for haylage and provides approximately 300 small bales per season, in recent years.

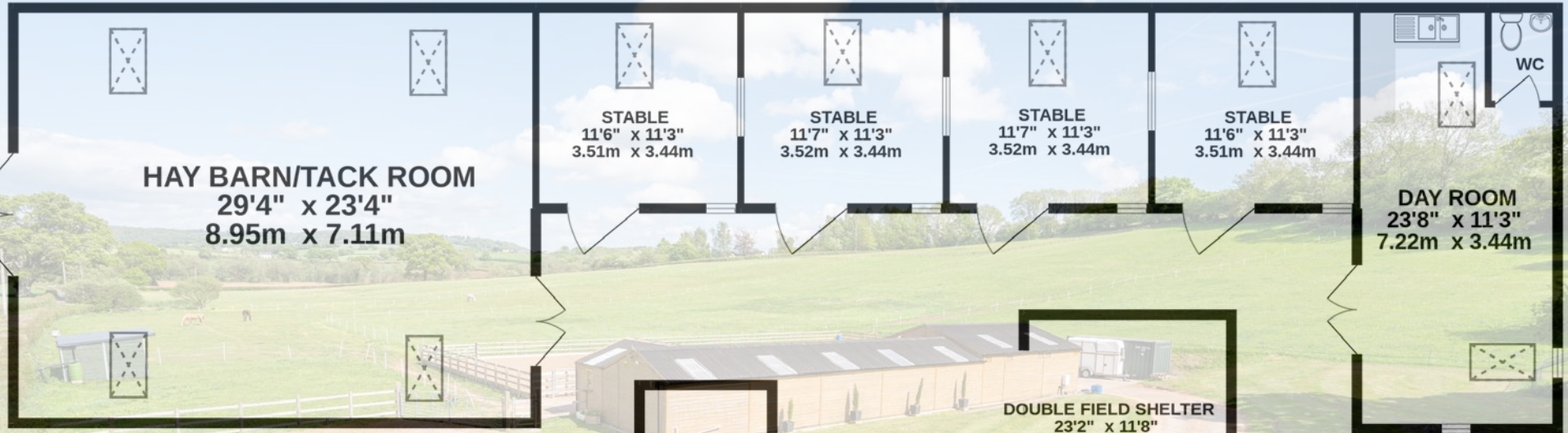
The land is gently elevated to the south with mature hedgerows and trees surrounding the main boundaries, which provide significant privacy to the property. An attractive natural pond is positioned in the north-eastern corner of the land providing biodiversity and amenity appeal. A compact timber field 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, storage container, outdoor arena, field shelter and land are all in excellent condition, having been developed by the current vendors, and no doubt being of significant interest to equestrian, rural enterprise and lifestyle purchasers.





FLOORPLAN



TOTAL FLOOR AREA : 1886 sq.ft. (175.2 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

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.

A copy of the Planning Consent Decision Notice is available from Powells on request. The full Planning Application details can be found on Monmouthshire County Council's website using the quoted reference: DC/2017/00400.

KEY INFORMATION

Services: Valley View 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.

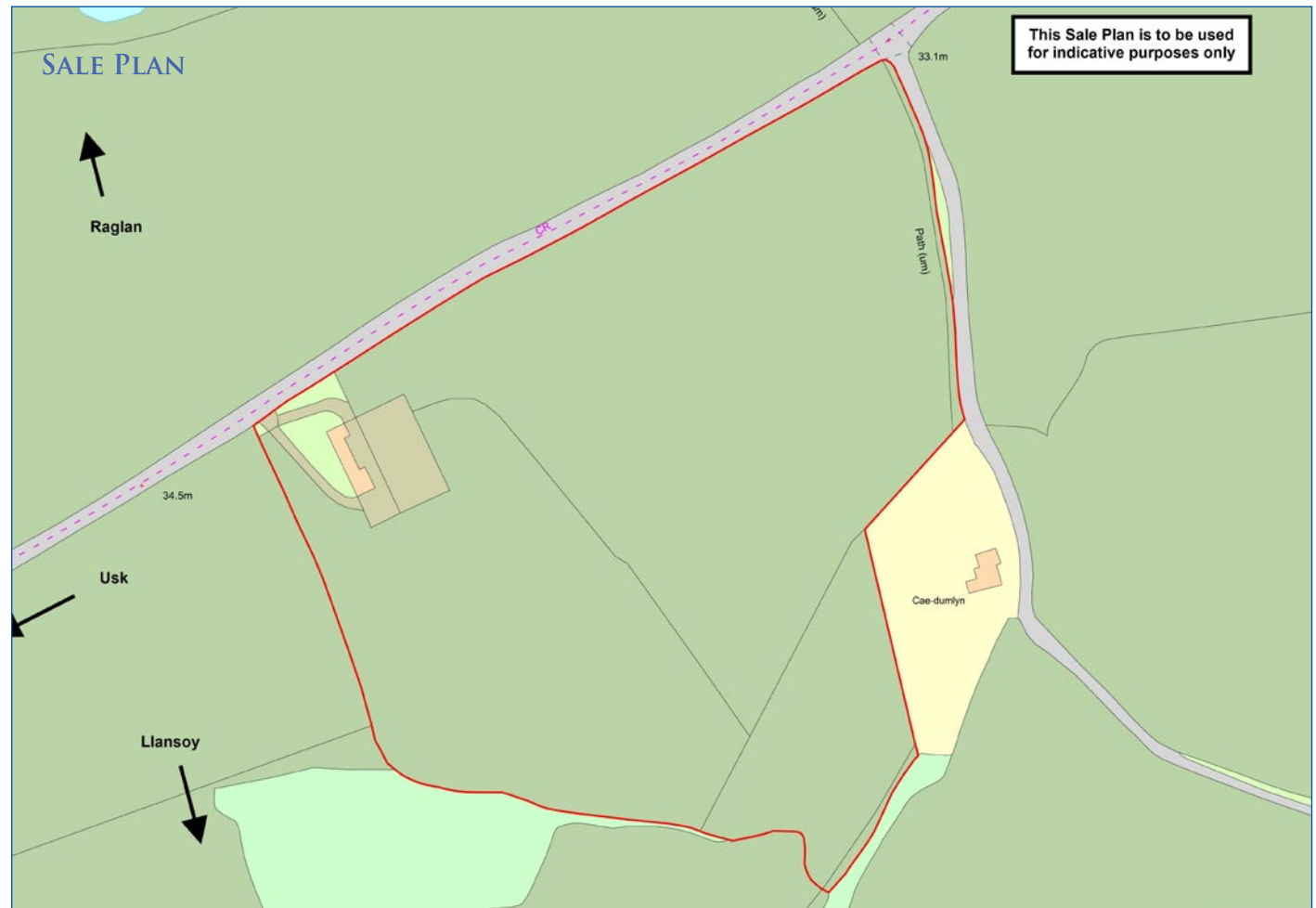
Fixtures & Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation. A list of all the available equestrian and land management items available by separate negotiation will be provided.

Sale Method: Valley View 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 can be located a short distance on the right-hand side. A For Sale Board has been erected. [///sonic.dries.pinch](http://sonic.dries.pinch)



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