



## Silver Springs Farm Dingestow Monmouth, Monmouthshire

An attractive smallholding situated within stunning countryside offered with the benefit of the existing free range 'woodland egg' business



- Three bedroom farmhouse (AOC) • Great equestrian potential •
- Extensive range of modern buildings • Free range woodland egg enterprise •
- Attractive paddocks & pasture land • Approximately 22.42 Acres (9.07 Hectares) •





# Silver Springs Farm

Dingestow, Monmouth, Monmouthshire, NP25 4EB

An excellent rural smallholding with great appeal to equestrian, rural business, smallholding and investment purchasers.

A thriving and valuable existing free range 'woodland egg' business is currently operated with a transferable contract to Noble Foods. This is available to be taken over by any purchaser if required.

The property package enjoys a stunning setting within unspoilt Monmouthshire countryside, a short distance outside of the attractive village of Dingestow.

**Dingestow – 1.4 miles • Raglan – 4.0 miles • Monmouth – 5.0 miles**

- excellent location and position in unspoilt countryside
- three bedroom dwelling subject to Agricultural Occupancy Condition (AOC) and benefiting from planning consent for extension
- extensive modern agricultural buildings with potential for alternative uses (subject to obtaining planning)
- excellent pasture land & paddocks extending to 20 acres ring fenced around farmstead
- EPC Rating: C

## Location & Situation

Silver Springs Farm is located within stunning unspoilt countryside, close to the attractive village of Dingestow. The farm is very accessible and enjoys an excellent location and position within the heart of the Monmouthshire Countryside.

## Summary Description

The property comprises of a Farmhouse, constructed in 2001, and furnished to a very high standard throughout with well laid out accommodation with three first floor bedrooms. Detailed particulars setting out the accommodation along with floorplans are in the process of being prepared.

A detached garage / home office with utility room & bathroom is situated adjacent to the Farmhouse.

Fronting onto a large gravelled yard are several modern agricultural buildings which currently provide extensive poultry accommodation to support the free range 'woodland egg' business along with egg collection and packing room. A further modern building provides a useful workshop and storage building with two 12' x 12' loose boxes. Several woodland pasture enclosures for the poultry are enclosed either side of the modern buildings.

The land comprises of excellent lush grazing pasture, all within a ring fence to the north

and west of the farmstead. The land is currently divided into four well laid enclosures.

Silver Springs Farm extends in total to approximately 9.07 Hectares (22.42 Acres) and benefits from frontage and independent access to the farm from the Dingestow lane.

## Services

Electricity is connected to the Farmhouse & buildings. Private borehole water supply with mains water available. Private drainage. Heating to Farmhouse by way of oil fired central heating & Rayburn.

## Wayleaves, Easements & Rights of Way

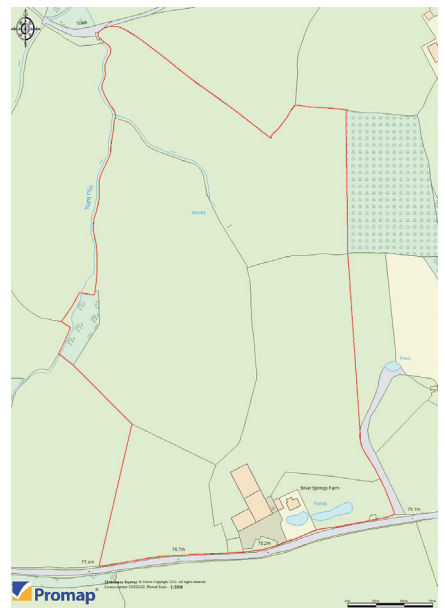
The property will be sold subject to and with the benefit of all wayleaves, easements and both private & public rights of way, whether they are specifically referred to in these particulars or not. A Public Right of Way runs along the western boundary of the Farm.

## Sale Method

Silver Springs Farm is offered for sale by Private Treaty.

## Viewings

Strictly by appointment with the sole selling agents: Powells 01600 714140. Detailed directions and a location plan are attached on a covering letter.



**Singleton Court Business Park,  
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