



TO LET

Stables & Grazing Land at Dan-y-Skirrid Farm Llantilio Pertholey, Abergavenny, Monmouthshire, NP7 8AU

Rare opportunity to rent high quality stabling with adjoining grazing paddocks within easy travelling distance of Abergavenny

- Attractive rural location within the Brecon Beacons National Park
- Excellent fully enclosed five bay steel portal-framed building with "Monarch" stabling
- Separate hay barn • Four grazing paddocks • Water and electricity connected
- Approximately 8.64 Acres (3.50 Hectares)



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Stables & Grazing Land at Dan-y-Skirrid Farm

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An excellent steel portal-framed building housing high quality stabling and substantial additional space for storage or supplementary stabling. A separate two-bay hay barn is available for storage of fodder or equipment. The grazing paddocks are located in a convenient position immediately adjacent to the buildings.

Abergavenny - 2.4 miles

Usk - 13 miles

Monmouth - 18 miles

Location

The property is well-located, less than 1 mile from the A465 between Abergavenny and Hereford and under 10 minutes' drive from Abergavenny.

The property is accessed via a short section of the private driveway that leads to Dan-y-Skirrid Farm. The buildings are accessed directly off the driveway.

Description

The buildings comprise of:-

General Purpose Building well-equipped for equestrian use

30.50 x 12.19 metres (100 x 40 feet).

The building is fully enclosed. A sliding door provides the principal access into the building with a secondary vehicular access available via the gable end. Concrete floor throughout.

The building is equipped with five high quality "Monarch" individual stables, complete with revolving feeding troughs and self-filling water drinkers. The stabling incorporates a fully boarded and lockable tack / feed room.

The remainder of the building is equipped with individual horse / livestock pens, with galvanized gates / divisions and self-filling water troughs.

Mains electricity is connected with fluorescent lighting throughout.

Hay Barn

13.72 x 9.14 metres (45 x 30 feet).

This building is enclosed on three sides with access via the open gable end. Hardcore floor throughout. Suitable for storage of fodder, machinery and equipment.

The Land

The land comprises of four separate enclosures accessed directly from the hardstanding area that separates the two buildings.

The land is gently sloping and is well-sheltered with the fields surrounded by mature hedgerows. Each field has the benefit of self-filling water troughs.

Grazing by sheep will be permitted in addition to horses / ponies. Mowing of pasture for hay is permitted subject to the prior agreement of the Owner.

In all, the land extends to 8.64 hectares (3.50 acres).



Viewings

Viewings by appointment with the Agents. All parties viewing do so at their own risk. No liability is accepted by the Agents for any party viewing the land.

Directions

From Abergavenny, take the A465 towards Hereford. Take the second right-hand turning onto a lane signposted Pen-y-Parc. At the junction incorporating a grass triangle, take the right-hand fork. Travel along this lane for approximately a half mile until you reach the turning on the left-hand side to Dan-y-Skirrid Farm.





Tenancy Application

Applications are invited for the tenancy of the property for a term of 12 months. The start date of the tenancy to be agreed with the successful applicant.

Applications to be submitted on the tender form available from the Agent's Office.

Full details of the application process including the deadline for submission of tenders is set out on the tender form.

Tenancy Agreement

The successful applicants will be required to sign a formal Tenancy Agreement. The principal terms of the Agreement are set out below:

• **Term**

Term of 12 months starting on a date to be agreed

• **Rent**

Tenders for the rent payable for the term of 12 months are invited on the Tender Form. The agreed rent will be payable six-monthly in advance with the first payment due on signing the Tenancy Agreement

• **Use of the Property**

The Property is available for private amenity equestrian purposes only. No commercial or business use will be permitted. Grazing of sheep would be acceptable.

• **Repairs & Maintenance**

The Tenant will be responsible for routine maintenance and for making good any damage caused to the Property during the Tenancy.

The Tenant will be responsible for the routine maintenance of all boundary and internal fencing and for undertaking operations such as chain harrowing, rolling & topping to maintain the land in good condition.

The Tenant will be responsible for spreading all manure from the stables which may be stored temporarily in a field heap.

• **Insurance**

The Tenant will be responsible for maintaining an appropriate level of public liability insurance.

The Landlord will be responsible for insuring the building structures including fixtures such as the stabling. It will be for the Tenant to maintain appropriate insurance cover for their horses / ponies, livestock, equipment, tools etc

• **Assignment & Subletting**

No assignment or sub-letting of the Tenancy will be permitted.

The Tenant will not be permitted to keep any horses / ponies or livestock that are owned by a third party.



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Site Plan



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Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared February 2018.