



Buildings and Land Known as The Parks Llandogo, Monmouthshire NP25 4TW

A desirable buildings and land package with yard, array of buildings which have been used for commercial purposes, stable block and ringfenced paddock extending to 0.51 acres (0.20 ha) with commercial, equestrian and rural enterprise appeal.

- Excellent Wye Valley location within the village of Llandogo, close to the A466 •
- Range of six buildings and structures including two workshops and a stable block •
- Private yard area with ringfenced paddock of level to gently rising pastureland •
- Close to the north side of the A466 • Extending to 0.51 acres (0.20 hectares) •
- Of interest to commercial, equestrian and rural enterprise purchasers •



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Buildings and Land Known as The Parks

Llandogo, Monmouth, NP25 4TW

The Parks offers an accessible yard, buildings and land package with potential within the village of Llandogo with a high degree of privacy and good accessibility.

Brockweir - 2.5 miles
Tintern - 3.7 miles
Coleford - 6.2 miles
Chepstow - 9.3 miles

Location & Situation

The Parks is located a short distance west of Bigsweir Bridge, within a private position a short distance north of the A466, within the Wye Valley Area of Outstanding Natural Beauty.

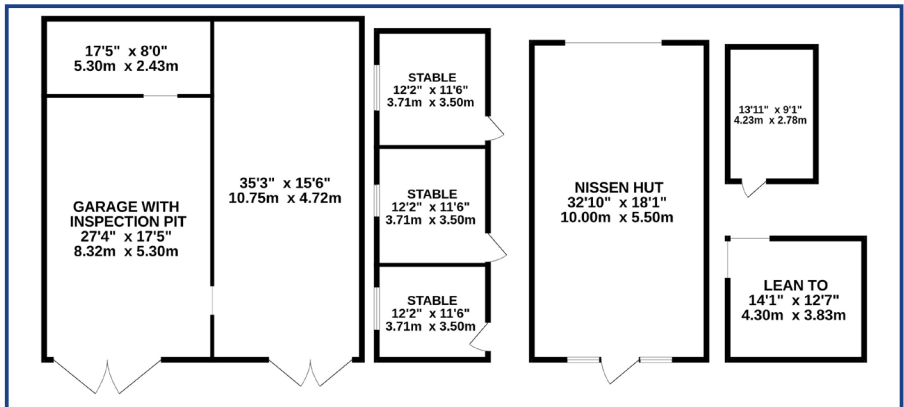
Description

The Parks is accessed via a third party owned track from the north side of the A466. A gated entrance opens into a yard area which is flanked on either side by a range of buildings including a workshop with block-built elevations under a pitched roof with concreted floor featuring an inspection pit, a back-office area and an additional workshop space adjacent with double tin sheeted doors to the front. The building has been used for the past 30 years for commercial purposes. Next is a block built stable block with monopitched roof with two loose boxes, tack room and dilapidated small storeroom. Adjacent to this is a dilapidated railway carriage, greenhouse and Nissen hut. On the opposite side of the yard is a fully enclosed building which can also be used as a workshop and a tin sheeted field shelter. Positioned on the northern side of the yard is a gently rising 0.32 acre paddock of permanent pasture. The property could be used for a range of possible uses subject to planning.

In all The Parks extends in total to approximately 0.51 acres (0.20 hectares).

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not. The property benefits from a right of way over the third party track that connects to the A466.



Services

Mains electricity and water connected.

Sale Method

The property is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the property by any other alternative sale method to conclude the sale.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. All parties viewing do so at their own risk.

All parties advised to use caution when accessing and leaving the property.

Directions


From Bigsweir Bridge head west on the A466 in the direction of Llandogo. After 0.6 miles turn right onto the third-party track.

Proceed up the third party track for approximately 100 metres then take the left fork and the entrance to the property will be in front of you.

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