



## TO LET

### Buildings & Land at Poole House Farm, Llanddewi Rhydderch, Abergavenny, NP7 9TT

Rare opportunity to rent general purpose building with lean-to buildings and adjoining grazing land within easy travelling distance of Abergavenny

- Attractive rural location •
- Extended three bay steel portal-framed building • Close fronted & open sided lean-too •
- Four grazing paddocks • Water and electricity connected •
- Approximately 6.5 Acres (2.63 Hectares) •



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# Buildings & Land at Poole House Farm

Llanddewi Rhydderch, Abergavenny, Monmouthshire, NP7 9TT

A fully enclosed extended 3 bay steel portal-framed building with independent access providing potential agricultural/equestrian/commercial use. Additional enclosed and open fronted lean-to suitable for equestrian/agricultural use. The grazing paddocks are located in a convenient position immediately adjacent to the building to the north, west and south.

**Abergavenny - 3 miles**

**Usk - 7.2 miles**

**Monmouth - 9 miles**

**Building and land may be available separately**

## Location

The property is well-located, less than 2.4 miles from the A40 and A465 trunk road to the west, and under 15 minutes' drive from Abergavenny.

The building and land are accessed from the yard via the main entrance to the property.

## Description

The building comprises of:-

### ***General Purpose Building well equipped for a variety of uses***

Extended 3 bay steel portal framed construction.

The building is fully enclosed. Sheet doors provide the principal access into the building. Mix of concrete and hard-core floor throughout.

The building has formally been used for the storage and maintenance/servicing of transport vehicles but would be equally suitable for agricultural/equestrian purposes.

The building features an independent fully enclosed compartment inside the building to the south-eastern end as well as an inspection pit in the north western corner.

Mains electricity and water are connected with lighting throughout.

### ***Closed and open fronted lean-to***

In addition to the general purpose building there is a useful recently constructed enclosed lean-to agricultural/equestrian building to the western gable elevation, and open fronted lean-to to the northern elevation offering the potential for stabling/fodder storage for any equestrian use of the land.



## The Land

The land comprises four separate enclosures accessed directly from the yard to the south west and north of the building. The land is gently sloping and stock proof fenced.

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 2.63 hectares (6.50 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 follow the Monmouth Road South to the roundabout and take the second exit off the roundabout and then bear right before taking the first exit onto the B4598 signposted Clytha. Follow this road for approximately two and a half miles before turning left opposite the King of Prussia Public House and follow this country lane for approximately three quarters of a mile before bearing left at the road junction signposted Llanddewi Rhydderch and then bear right at the next junction also signposted Llanddewi Rhydderch. Continue on this road for approximately 0.8 miles until you reach the property on the left hand side.





## Tenancy Application

Applications are invited for the tenancy of the property. Offers are invited for the whole, or building and land separately. The start date of the tenancy to be agreed with the successful applicant.

## Tenancy Agreement

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

### • **Term**

Term and starting on a date to be agreed

### • **Rent**

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 a variety of uses such as amenity, agricultural, equestrian and storage (subject to any planning consents required).

### • **Repairs & Maintenance**

The Tenant will be responsible for routine maintenance. 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

### • **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. 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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