



TO LET BY INFORMAL TENDER

- Approx 5.75 Acres Perm. Pasture with outbuildings
- Standard Grazing Agreement
- Direct roadside access points
- Sheep only
- Available April – November 2025

Grass Keep at Monmouth Rowing Club

Tenders to be sent by 12 noon
Monday 24th March 2025

An attractive parcel of permanent pasture extending to approximately 5.75 acres available to let on standard grazing agreement from the 1st of April 2025 to the 1st November 2025.

LOCATION

The land is located opposite Monmouth Comprehensive school, north of the River Wye. The land benefits from good access off Dixon Church Roundabout. The land is available as a whole to be let on a standard CAAV grazing agreement.

SUMMARY

The majority of the land is made up of productive permanent pasture, having been actively farmed and managed for a number of years. The land is ring fenced and provides pastureland suitable for grazing of sheep, no horses or cattle.

The successful applicant will be required to remove all stock off the grounds for the following Rowing Club dates and any other arising dates with given notice.

- Regatta 24th – 25th May 2025 (off 1 week before)
- Head 28th September 2025 (off 1 week before)
- Rotary Raft Race date tbc (end of Aug off 1 week before)
- Town bonfire night 5th November 2025 (off the night before)

TERMS

The respective land is to be let by informal tender on a grazing agreement for sheep only from the 1st April 2025. A copy of the proposed grazing Agreement (Standard CAAV Template) which include all terms is available for inspection at the agent's office if required.

TENDER PROCESS

Interested parties are invited to tender by 12 noon on Monday the 24th of March 2025. All tenders should be submitted in writing using the tender form available from the agent upon request. Tenders must be posted or emailed to contact details shown on the tender form.

The successful applicant will be required to sign the grazing agreement within 5 working days of their offer being accepted. If the agreement is not signed within this timeframe, the landowner reserves the right to withdraw the offer of the licence.

SERVICES

There is no water supply or access to the river. The grazier will be responsible for water during the period of occupation.

ACCESS

Access directly off Dixon Church Roundabout.

DIRECTIONS

The land lies within the market town of Monmouth, when heading towards Monmouth on the A40, approach Dixon Roundabout, taking the exit for Old Dixon Road, the land can be access off this track.

What3words:///imply.pilots.couple

VIEWING

Within daylight hours and we request you notify the agent of your intentions.

CONTACT

Olivia Hale 07894403933 or Email:

olivia.hale@david-james.co.uk

PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.