



## TO LET BY INFORMAL TENDER

- Approx 70 Acres Perm. Pasture
- Direct roadside access points
- Natural water supply
- Sheep, Cattle & Mowing (1 Cut only) No horses
- Available 1<sup>st</sup> April 2024

## Grass Keep at Newton Court, Dixon, Monmouth NP25 3SP

Tenders to be sent by 12 noon  
Thursday 29<sup>th</sup> February 2024

An attractive parcel of permanent pasture extending to approximately 70 acres available to let on an annual grazing agreement on anticipated long term basis.



## LOCATION

The land forms part of Newton Court on the outskirts of the historic market town of Monmouth. The land is located in a rural position above Dixton with access directly off the A40 via Newton Court Lane. The land has double gated access points off Newton Court Lane and Leasbrook Lane.

## LAND SUMMARY

The majority of the land is made up of productive permanent pasture, having been actively farmed and managed by the previous occupier, containing good quality pastureland suitable for grazing and mowing.

The soils are identified to be mainly free draining loamy soils with the land to the west being made up of loamy / clayey soils with slightly impeded drainage.

## TERMS

The respective land is to be let by informal tender on an annual grazing licence from the 1<sup>st</sup> of April 2024 to the 29<sup>th</sup> of February 2025. It is the landowner's intention to let on a long-term annual renewal basis. A copy of the proposed Grazing Licence 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 Thursday the 29<sup>th</sup> of February 2024. 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 licence agreement within 5 working days of their offer being accepted. If the licence is not signed within this timeframe, the landowner reserves the right to withdraw the offer of the licence.

## SERVICES

Natural water supply and separate spring supply to a trough.

## ADDITIONAL NOTES

It is advised by the landowner it is their intention to carry out repairs to external boundary fencing.

## DIRECTIONS

From Dixton roundabout head north on the A40, in under half a mile turn right off the A40 onto Newton Court Lane, the land can be found on your right.

## CONTACT

Olivia Hale 07894403933 or Email: [olivia.hale@david-james.co.uk](mailto:olivia.hale@david-james.co.uk)



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