



TO LET BY INFORMAL TENDER

- Approx 60 acres grazing
- Direct roadside access
- Natural water supply
- Sheep only
- Available until 31st March 2025
- Available as a whole

Winter Keep to Let Pen-coed Castle, Llanmartin Newport

A parcel of approximately 60 acres rough grazing with some woodland to be let on a winter grazing agreement.

All Enquiries to Olivia Hale
07894403933
olivia.hale@david-james.co.uk

LOCATION

52.5 Acres approx. (21.24 Ha) Approx of Permanent Pasture, 7.5 Acres (3 Ha Approx) of rough grazing/ woodland

Available from 1st November 2024 until 31st March 2025

LAND SUMMARY

Predominantly Well Fenced – the prospective Licensee will be required to temporary/ electric fence two stretches of boundary fence estimated to measure 125m and 80m. The Licensee will be responsible to contain their stock within the boundary of the Licence area at all times. Interested parties are advised to walk the boundary and satisfy themselves as to its suitability.

TERMS

The respective land is to be let on a grazing licence from the 1st of November 2024 to the 31st March 2025. It is the landowner's intention to let on a short-term 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.

INTERESTED PARTIES

Interested parties are invited to contact Olivia directly, it is essential that all parties notify the Agents of their intentions of viewing prior to doing so.

The licensee will be required to sign a standard CAAV Winter Grazing License and pay the license money in full on commencement of the agreement.

ADDITIONAL INFORMATION

The landowner retains the right to hold a farm dispersal sale at a date to be announced.

SERVICES

Natural water supply.

DIRECTIONS

From Junction 23A of the M4, take the B4245 in an Westerly direction, past the Magor Brewery and towards Wilcrick and Llanmartin. After 1 mile approx, pass under the M4 motorway, after which the land can be found on the right hand side through the double gated entrance.

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.