



TO LET BY INFORMAL TENDER

- Approx 8.89 Acres Perm. Pasture with outbuildings
- 5 Year FBT Agreement
- Direct roadside access points
- Sheep or Cattle
- Stone track within
- Available immediately

Grass Keep at Cobblers Plain Nr Devauden, Monmouth

Tenders to be sent by 12 noon
Monday 3rd March 2025

An attractive parcel of permanent pasture extending to approximately 8.89 acres available to let on a 5-year FBT.

LOCATION

The land is located off Cobblers plain just outside the village of Devauden. The land benefits from good access. The land is available as a whole to be let on a standard CAAV FBT agreement for a term of 5 years.

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 quality pastureland suitable for grazing of sheep and cattle, no horses. The soils are identified to be slightly acidic, loam and clays with moderate to High Fertility.

The building which is to be included within the FBT comprises a steel framed structure with galvanised side sheet walls approx. 28' x 29' having concrete floor with an inspection pit. There is also a stone and brick structure of 2 loose boxes being about 25' x 14' overall.

TERMS

The respective land is to be let by informal tender on a five-year FBT from the X of March 2025. A copy of the proposed Tenancy 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 3rd 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 tenancy 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

Mains water is connected to a water trough. The grazier will be responsible for water during the period of occupation.

ACCESS

From a gateway at The Cobblers Plain crossroads onto a stone track which Natural Resource Wales have a right of way across to their woodland and they are responsible for its upkeep.

DIRECTIONS

The land lies between Monmouth and Chepstow on the Monmouthshire side of the Lower Wye Valley. Access is off the B4293 road between the villages of Llanishen and Devauden.

What3words:///resolves.proposes.corner

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



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