

LAND AT GROSMONT

MONMOUTHSHIRE, NP7 8HP



FOR SALE BY INFORMAL TENDER

LAND AT GROSMONT, MONMOUTHSHIRE, NP7 8HP

GUIDE PRICE: £550,000

A useful and productive block of grassland, extending to 79.12 acres located just outside the popular village of Grosmont.

CLOSING DATE FOR TENDERS: FRIDAY 10th APRIL 2026, AT 12 NOON.

ellie@watkinsrural.co.uk

www.watkinsrural.co.uk

Lower Llangunock, Three Ashes, Herefordshire, HR2 8LX



WATKINS RURAL

Chartered Surveyors & Agricultural Valuers

LAND AT GROSMONT

Watkins Rural are delighted to offer this substantial block of well-farmed, well maintained grassland in this most popular area. The land is offered in a single lot extending to just over 79 acres, with two natural watercourses providing water to most of the enclosures, and two separate access' off the roadside. The land is split into 9 separate field parcels, and it is generally sloping throughout.

This is a most productive block of grassland, with clean field parcels throughout free of weeds and egress from boundaries. According to the Agricultural Land Classification Map of Wales, the land is a mix of Grade 2 and Grade 3B. There is a stream through the south of the property, which feeds into the Tresenny Brook, this provides a most tranquil habitat area whilst also providing adequate water for grazing livestock.

The land has been well maintained by both the owners and the summer graziers. The land is reasonably stock proof fenced, but there are some gateways into the neighbouring properties from when this block was farmed as part of a wider unit.

The soils are recorded as slightly acid loamy and clayey soils with slightly impeded drainage, but moderate to high fertility. This soil structure would be fairly typical of the surrounding area. Combined with the topography, this land offers an excellent block of grazing land with some potential for mowing.

METHOD OF SALE

The land is being offered for sale as a whole by Informal Tender. Prospective Purchasers should carry out their own enquiries with Monmouthshire County Council and other Authorities before making an offer for the land. The Informal Tender Documents should be signed by the proposed Purchaser (s) stating the proposed purchase price. These are to be received by Ellie Watkins, Lower Llangunnoch., Three Ashes, Herefordshire, HR2 8LX by **12 Noon on Friday 10th April 2026**. Envelopes should be marked "Informal Tender for the Land at Grosmont" and substantially sealed. The Vendor reserves the right not to accept the highest, or any offer if they so wish. The Vendor reserves the right to accept an offer prior to the Informal Tender date. Tenders by email are accepted, and a confirmation of receipt will be provided.

DIRECTIONS

From Grosmont Village, taking the turning by the Market Hall, towards Holdalbert. The land is located a short distance down this road, opposite Great Tresenny Farm. There are two gateways onto the road, and the Agent's "For Sale" Board is located at the farther gateway from the village, where it is possible to pull in.



them.bookshelf.owls (This is to the second gateway.)

TENURE

Freehold with vacant possession upon completion.

BASIC PAYMENT SCHEME & SUSTAINABLE FARMING SCHEME

The land has been registered with Rural Payments Wales for BPS purposes. No entitlements transfer with the sale of the land. Discussions will be held with the purchaser to ensure that the land is claimed on for the 2026 scheme year in the purchasers chosen scheme.

SERVICES

There are no formal water connections, but most of fields have direct access to natural watercourses. No other services are currently connected to the land.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in the sales particulars. For the avoidance of doubt all gates within the land are included in the sale.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

BOUNDARIES, PLANS, AREAS & SCHEDULES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

TOWN & COUNTRY PLANNING

All potential purchasers must rely upon their own planning enquires. No formal planning searches have been undertaken on the land. Full details of the planning history can be found on the local authority website.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting rights, timber and mineral rights are included within the sale in so far as they are owned.

HEALTH & SAFETY NOTICE

All viewers must exercise caution when viewing the land. Please refrain from taking dogs onto the land and leave gates as found. Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

VIEWINGS

Prospective Purchasers can view the land during reasonable times and during daylight hours. We request that anyone wishing to view the land contacts the selling agents in advance.

MONEY LAUNDERING

We are required by Law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your offer:

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

VENDOR'S SOLICITORS

Contact: **E Ann Davies**

H Vaughan Vaughan & Co, Manchester House,
50 High Street, Builtth Wells, Powys LD2 3AD.

SOLE SELLING AGENTS

Watkins Rural Ltd, Lower Llangunnock, Three Ashes,
Herefordshire HR2 8LX

Contact: **Ellie Watkins** MRICS, FAAV, FALA

Email: ellie@watkinsrural.co.uk

Tel: 01981 792987

IMPORTANT NOTICE

Watkins Rural for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but The Agents nor the Vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness iii) The Agents, nor any of their employees, have any authority to make or give any further representation or warranty in relation to this property iv) The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order or fit for the purpose. v) You are advised to check the availability of any property before travelling any distance to view.



