



Our Reference: DRP/031/003

Date as Postmark

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Wonastow Road  
Monmouth  
NP25 5JA

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*Subject to Contract*

Dear Applicant,

**AVAILABLE TO LET – THE LEAGUER LANDS & THE LODGE LANDS, RAGLAN, USK, MONMOUTHSHIRE**

Powells are delighted to offer to the market three parcels of Land at Raglan, available to let under two-year term Farm Business Tenancy Agreements (with potential for extension in the future). The proposed tenancy commencement date is the 1<sup>st</sup> April 2023.

The Tender Pack comprises of the following documentation, which is enclosed with this covering letter, and please ensure you have reviewed all of the document prior to viewing and submitting a tender;

- Location Plan showing Lots 1, 2 & 3
- Land Information Schedule & Particulars
- Tenancy Plan for Land at Station Road, Raglan (Lot 1)
- Tenancy Plan for The Leaguer Lands, Monmouth Road, Raglan (Lot 2)
- Tenancy Plan for The Lodge Lands, Station Road, Raglan (Lot 3)
- Tender Form

Viewings are able to be undertaken at any time during daylight hours. Please do not take vehicles onto the land. Access is available via Station Road, Monmouth Road, Raglan Parc Golf Complex car park and Elms Road, Kingcoed.

The Tender deadline is **Midday on Wednesday 22<sup>nd</sup> March**. Please fully complete the Tender Form enclosed, as directed.

For further information please do not hesitate to contact myself at our offices or alternatively on my mobile, 07841 204060 or email [david.powell@powellsrural.co.uk](mailto:david.powell@powellsrural.co.uk)

Yours faithfully,

A handwritten signature in blue ink that reads "D. Powell".

**David Powell BSc (Hons) MSc MRICS FAAV**

Managing Director

For and on behalf of Powells

Chartered Surveyors | Land & Estate Agents | Property Consultants | Land Promotion

Email: [david.powell@powellsrural.co.uk](mailto:david.powell@powellsrural.co.uk)

Mobile: 07841 204060

Powells is the trading name of Powells Rural Property Professionals Limited.

Registered in Wales, Company No. 07814768.

Registered Office - Azets, 6 Agincourt Street, Monmouth, NP25 3DZ. Regulated by RICS.





**AVAILABLE TO LET**

THE LEAGUER LANDS & THE LODGE LANDS  
RAGLAN  
USK  
MONMOUTHSHIRE

***Land Information Schedule & Particulars***

The Leaguer Lands, Land at Station Road & The Lodge Lands at Raglan are available to let under a two-year term Farm Business Tenancy, commencing 1<sup>st</sup> April 2023.

This Land Information Schedule & Particulars accompanies the Location Plan, Tenancy Plans & Tender Form that comprise of the Letting Pack.

**General Particulars**

During the term of the tenancy agreement, the successful tenant will be responsible for all usual land management obligations required under a Farm Business Tenancy and in accordance with the Agriculture (Model Clauses for Fixed Equipment) (Wales) Regulations 2019 maintenance & repairing obligations including annual hedge cutting of all roadside and internal hedgerows, livestock fencing obligations for the secure retention of all livestock and grassland/field management.

The tenant will also be responsible for any mains water consumed.

The landlord permits the land to be used for either grazing/fodder or arable production (with the exemption of potatoes which are not permitted). Field SO4107 8654 is to be retained in permanent pasture.

Please note that Public Rights of Way cross through all of the three land parcels being let.

Basic Payment Scheme Entitlements are able to be claimed upon the eligible land areas. There are no Entitlements available from the landlord.

The land is offered in three separate lots, as set out in further detail below.

**LOT 1**

**Land at Station Road, Raglan, Usk, NP15 2ES - (19.05 acres / 7.71 hectares)**

*Edged **red** on attached Location Plan*

Field SO4107 6969 (19.05 acres / 7.71 hectares) – currently laid to fodder/grazing grassland. Grass or arable cropping permitted.

## LOT 2

**The Leaguer Lands, Monmouth Road, Raglan, Usk, NP15 2ES (42.23 acres / 17.09 hectares)**

Edged **green** on attached Location Plan

Schedule of Land		
Map Code	Field No.	Field Area
A	SO4107 9488	9.41 acres / 3.81 hectares
B	SO4207 0566	16.88 acres / 6.83 hectares
C	SO4107 8654	15.94 acres / 6.45 hectares
<b>Total:</b>		<b>42.23 acres / 17.09 hectares</b>

The fields are currently all in grassland. Please note Field SO4107 8654 (Map Code C) comprises of permanent pasture and is to be retained in permanent pasture for fodder cropping and/or grazing only. Fields A & B are available for retaining in grassland for grazing/fodder production or permitted for arable cropping.

## LOT 3

**The Lodge Lands, Station Road, Raglan, Usk, NP15 2ER (78.49 acres / 31.77 hectares)**

Edged **blue** on attached Location Plan

Schedule of Land		
Map Code	Field No.	Field Area
A	SO4207 2145	7.61 acres / 3.08 hectares
B	SO4207 2937	12.97 acres / 5.25 hectares
C	Part SO4207 1514	2.30 acres / 0.93 hectares
D	SO4207 3724	13.12 acres / 5.31 hectares
E	SO4207 4709	17.20 acres / 6.96 hectares
F	SO4207 6100	6.25 acres / 2.53 hectares
G	SO4206 7691	7.26 acres / 2.94 hectares
H	SO4206 8178	6.00 acres / 2.43 hectares
I	SO4206 9882	5.78 acres / 2.34 hectares
<b>Total:</b>		<b>78.49 acres / 31.77 hectares</b>

The fields are currently all in grassland. All fields are available for retaining in grassland for grazing/fodder production or permitted for arable cropping. The land can be accessed via Station Road, and the A449 underpass or via Elms Road.

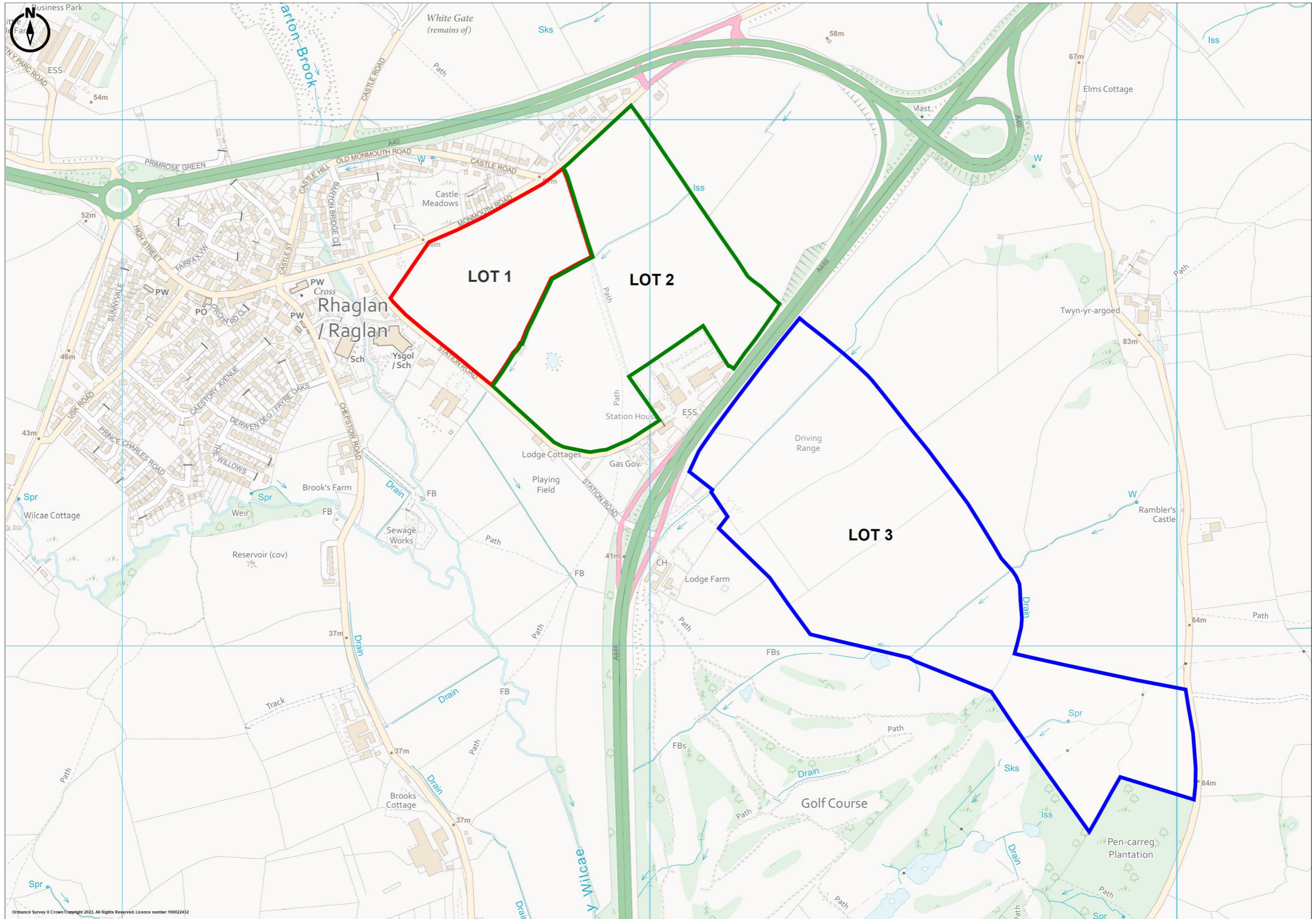
For further information please do not hesitate to contact David Powell BSc MSc MRICS FAAV 01600 714140 / [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk) for any further information.

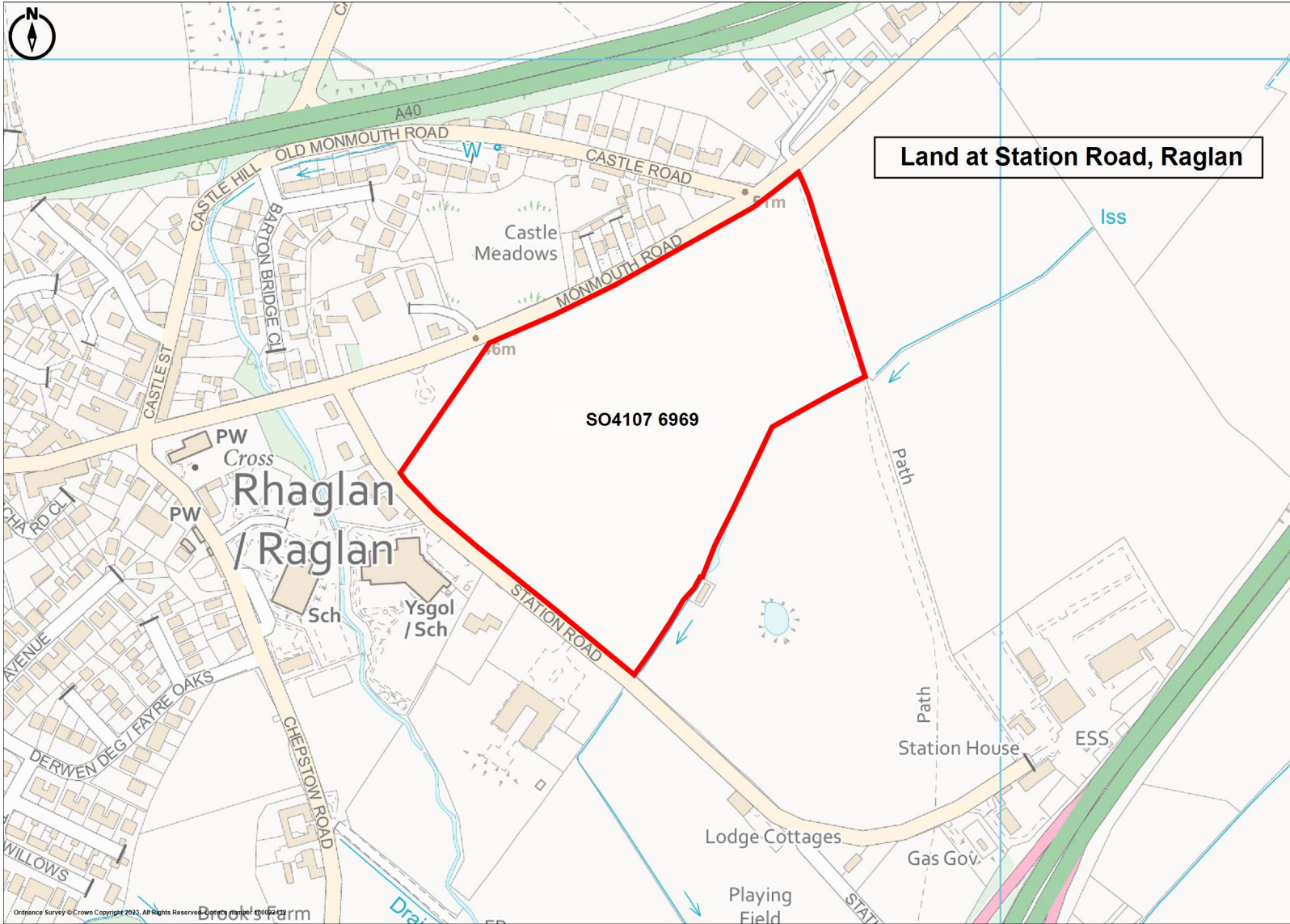


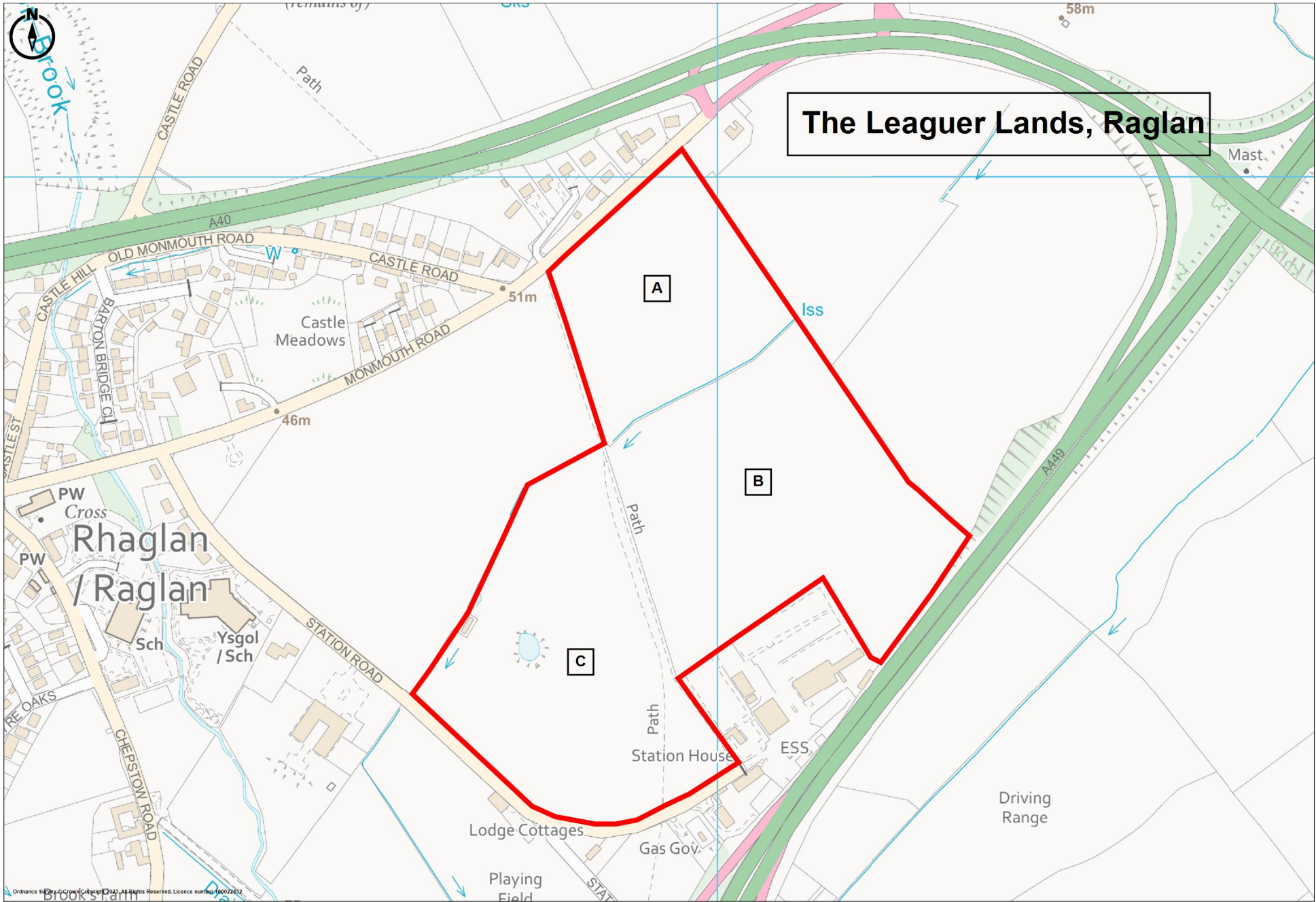
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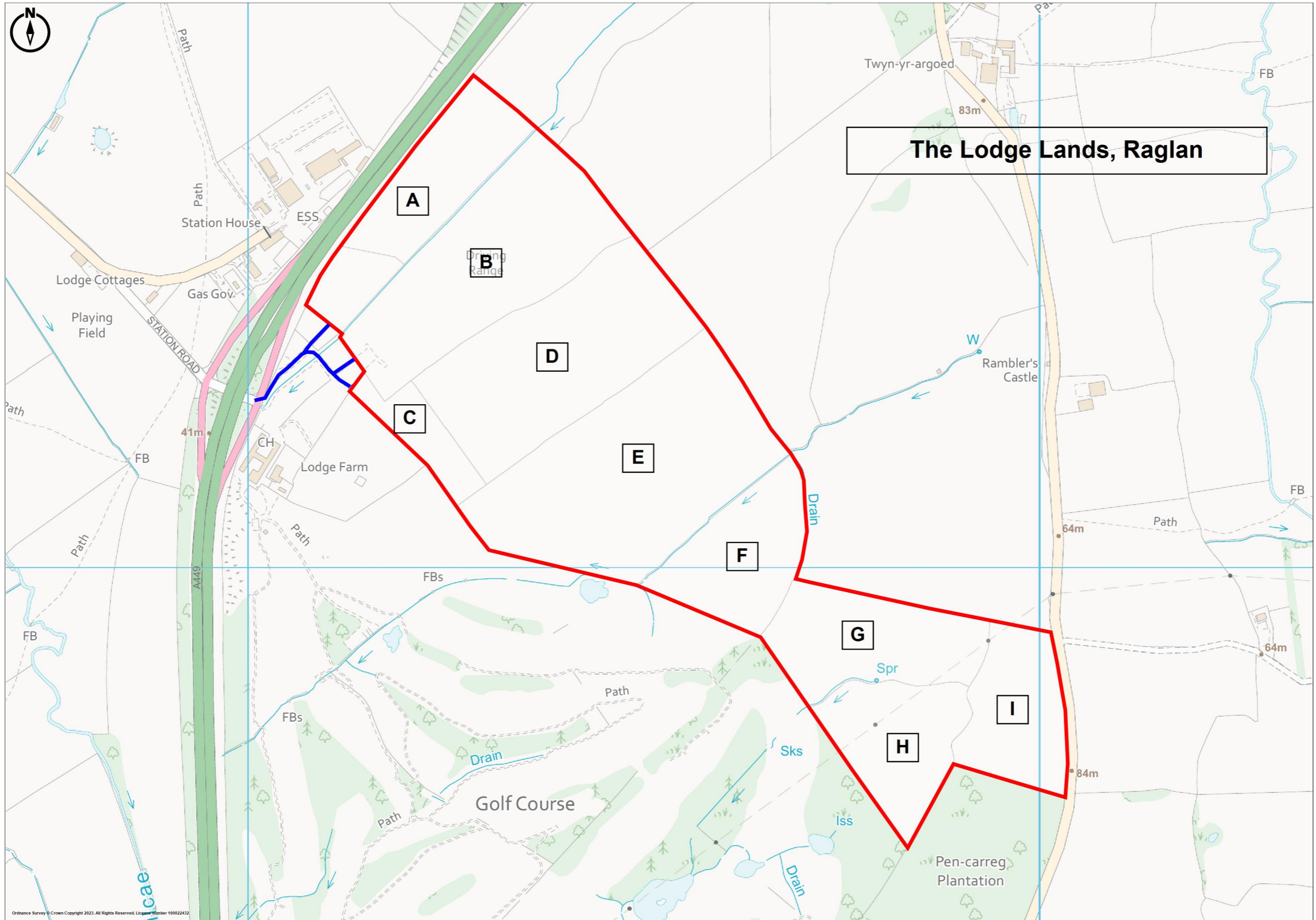
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**The Lodge Lands, Raglan**



**INFORMAL TENDER FORM**

***The Leaguer Lands & The Lodge Lands, Raglan, Usk, Monmouthshire***

***Subject to Contract***

**Informal Tenders to be received by Midday Wednesday 22<sup>nd</sup> March 2023**

**Please complete in CAPITALS:**

NAME OF PROPOSED TENANT: .....

CONTACT NAMES: .....

ADDRESS: .....

.....

POSTCODE: .....

TELEPHONE: .....

MOBILE: .....

EMAIL: .....

Rent proposals are to be for a fixed annual rental figure in Pounds Sterling and are to be set out in figures and words below;

**LOT 1 – LAND AT STATION ROAD, RAGLAN, NP15 2ES (19.05 acres / 7.71 hectares);**

**RENT PROPOSAL SUBMITTED: £..... (WORDS: .....Pounds)**

**LOT 2 – THE LEAGUER LANDS, MONMOUTH ROAD, RAGLAN, NP15 2ES (42.23 acres / 17.09 hectares);**

**RENT PROPOSAL SUBMITTED: £..... (WORDS: .....Pounds)**

**LOT 3 – THE LODGE LANDS, STATION ROAD, RAGLAN, NP15 2ER (78.49 acres / 31.77 hectares);**

**RENT PROPOSAL SUBMITTED: £..... (WORDS: .....Pounds)**

I confirm that I/we offer the proposed rent on the basis of the Tender Pack information supplied and a physical inspection of the land. All offers are made Subject to Contract.

SIGNED: ..... DATE: .....

Please return this Tender Form in a sealed envelope clearly marked  
**'Raglan Land Rental Tender'** by **Midday 22<sup>nd</sup> March 2023** to;

**Powells, Singleton Court Business Park, Wonastow Road, Monmouth, NP25 5JA**  
or alternatively email [sally.richardson@powellsrural.co.uk](mailto:sally.richardson@powellsrural.co.uk)

Please note that the Landlords reserves the right to not accept the highest, or any, offer/tender submitted.