



LAND AT TREGEIRIOG FARM, LLANGOVAN, MONMOUTH, NP25 4BU

Sheep Grazing

Particulars

1. Approximately 60.14 acres (24.34 hectares) of pasture for grazing by sheep contained in a compact block within a ring fence. The field parcels are conveniently-sized for sheep grazing and have the benefit of good road access.
2. Full details of the land are set out in the Schedule of Acreage below and as outlined in red on the attached plan.
3. Licence Agreement period – a period of 7 (seven) months commencing in April / May 2021 – exact date to be agreed with the successful applicant.
4. Water – provided mostly by natural supplies and supplemented by the private water supply for the property.
5. A grazing licence will be required to be signed by the successful party before commencing grazing.

For further information and / or to view the land prior to submitting your tender, please contact the Agent (contact details on Tender Form).

If you would like to tender for the grass, please complete the enclosed tender form.

Schedule of Acreage

Field Number	Description	Hectares	Acres
SO4504 4514	Pasture	0.80	1.98
SO4504 3725	Pasture	2.86	7.07
SO4504 4747	Pasture	4.11	10.16
SO4504 5129	Pasture	3.32	8.20
SO4504 7043	Pasture	4.70	11.61
Pt. SO4504 6416	Pasture	1.77	4.37
SO4504 8743	Pasture	3.58	8.85
SO4504 7516	Pasture	3.20	7.90
TOTAL:		24.34	60.14

Location / Directions

From the village of Raglan, travel on to the Chepstow Road (past the Church). After approximately 2.7 miles, take the left-hand turning at the Cross Hands crossroads towards Penyclawdd / Llangovan. Travel for approximately ½ mile and take the first right turn (signposted Llangovan). After approximately 1 mile, Tregairiog Farm can be found on the left.