



TO LET BY INFORMAL TENDER

- Approx. 55 acres of mowing grass
- Direct roadside access
- Standard CAAV Mowing License
- A single cut only
- Available as a whole from July - October

**TENDERS TO BE RECEIVED BY
12 Noon
Friday 17th July 2026**

Mowing Grass to let Pencoed Castle, Llanmartin, Newport, NP18 2ED

A block of approximately 55 acres of mowing grass located in Llanmartin for a single cut only on a standard CAAV licence.

Please contact the agent in respect of obtaining a tender form

DESCRIPTION

A block of approximately 55 acres of mowing grass with direct access from the public highway, available as a whole on a Mowing Licence.

The land will be available from July until 31st October 2026 for a single cut only. Interested parties are advised to inspect the land and satisfy themselves as to the extent of the area capable of being mown, excluding the area hatched blue.

SITUATION & DIRECTIONS

The land is located in Llanmartin. From Junction 23A of the M4, take the B4245 in a westerly direction, past the Magor Brewery and towards Wilcrick and Llanmartin. After approx. 1 mile, pass under the M4 motorway, after which the land can be found on the right-hand side, opposite the bus stop, through the double gated entrance.

what3words: ///fortnight.foremost.generals

TERMS

The subject land is advertised to let by informal tender on a Mowing Licence for a single cut only in line with the CAAV standard conditions.

ACCESS

The land has road frontage with gated access directly from Magor Road (B4245).

VIEWING

At any reasonable daylight hour with a set of letting particulars to hand and the usual courtesy shown to the owner. All interested parties should first contact the Agents David James to register their interest and intention to view. We kindly ask that interested parties do not take vehicles onto the land.

CONTACT

Please contact magor@david-james.co.uk for all enquiries, or telephone the Magor Office on 01633 880 220.

TENDER DEADLINE

Interested parties are to submit offers via the prescribed Tender Forms which are available on request from the Magor office. Tenders to be received by 12 Noon on Friday 17th July 2026.



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.