



## TO LET BY INFORMAL TENDER

- Approximately 29.84 acres (12.08 ha) of level permanent pastureland
- Gated roadside access
- Single cut
- Available as a whole

TENDERS TO BE RECEIVED BY  
12 Noon Friday 26<sup>th</sup> June 2026  
AT  
MAGOR OFFICE

## Mowing Grass at Land Adjoining Bittia Farm, Llanbadoc, Usk, NP15 1PS

Approximately 29.84 acres (12.08 ha) of level-lying permanent pastureland with roadside access, available as a whole to let on a Mowing Licence for a single cut of hay/silage before 31<sup>st</sup> July 2026.

**Tender Deadline – 12 Noon Friday 26<sup>th</sup> June 2026.**

**DESCRIPTION**

A block of level-lying permanent pastureland extending in total to approximately 29.84 acres (12.08 ha), available as a whole to let on a Mowing Licence. The land will be limited to a single cut which must be taken before 31<sup>st</sup> July 2026.

There are two points of access to the land directly from Caerderri Road and a further access from the driveway leading to Bittia Farm.

Whilst the land has not received any fertiliser, it has not been grazed by livestock since 31<sup>st</sup> March 2026.

**SITUATION**

The land is located between the rural villages of Llanbadoc and Coedypaen within the County of Monmouthshire. The land benefits from good transport links adjoining Caerderri Road and with convenient access to the A472 (1.5 miles), A449 at Usk (3.6 miles), A4042 at Croesyceiliog (4.5 miles), and Junction 25 of the M4 Motorway Network (11.5 miles).

**LAND SUMMARY**

The land is available to let by way of a Mowing Licence for a single cut of hay/silage, before 31<sup>st</sup> July 2026.

**TERMS**

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

**DIRECTIONS**

From Usk, head south-west over Usk Bridge and turn left onto Woodside. Continue to Llanbadoc, turning right in the village onto Oak Ridge and Caerderri, continuing for 1.4 miles, keeping left at the fork in the road, where the land is on the left-hand side.

When using the mobile application What3Words:///heartened.ranch.stumble

**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 Rhiannon Chamberlain ([rhiannon.chamberlain@david-james.co.uk](mailto:rhiannon.chamberlain@david-james.co.uk)) for all enquiries, or telephone the Magor Office on 01633 880 220.

**TENDER DEADLINE**

Tenders to be received by 12 Noon on Friday 26<sup>th</sup> June 2026.

