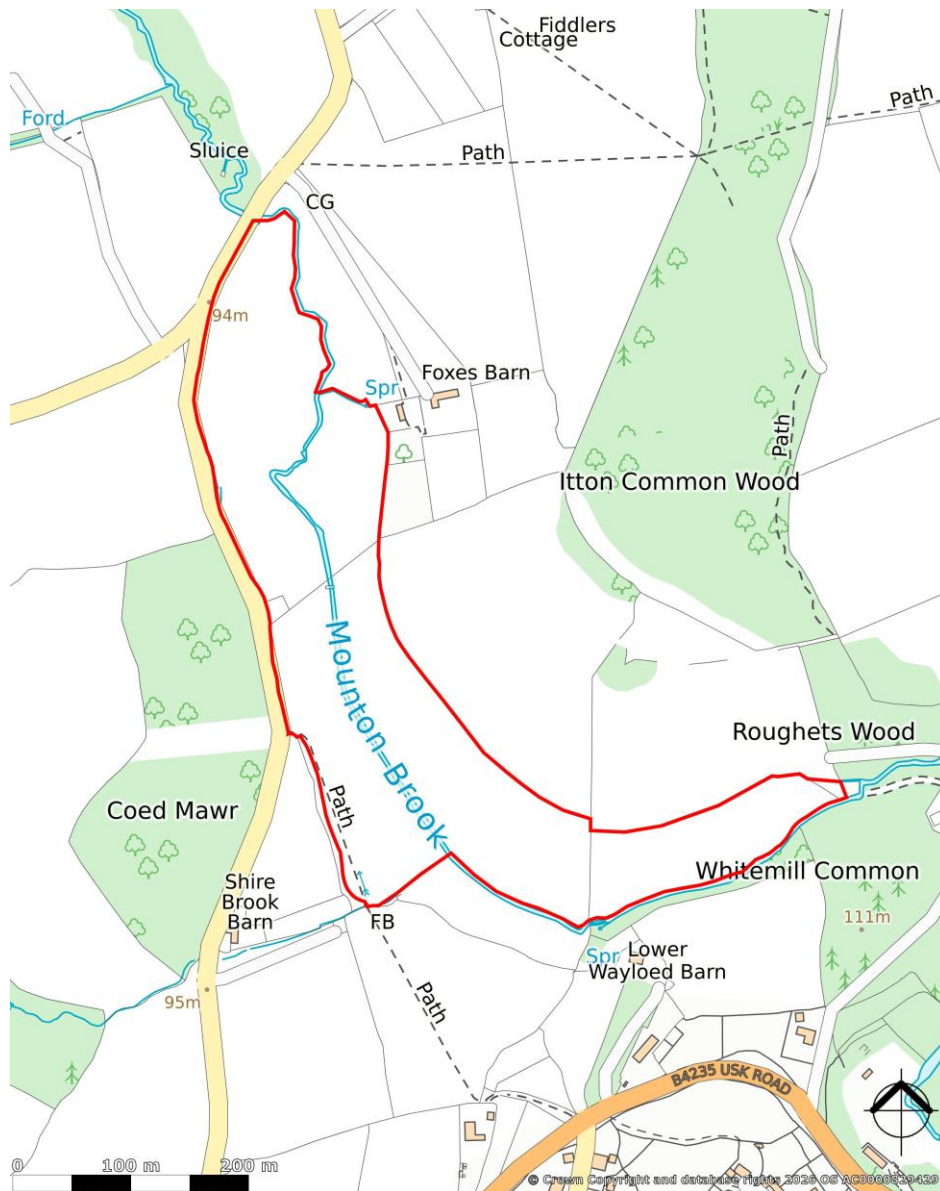




TO LET BY INFORMAL TENDER

- Approximately 21.40 acres (8.66 ha) of permanent grassland
- For 30 – 40 head of cattle
- Gated roadside access
- Natural water supply

TENDERS TO BE RECEIVED BY
12 Noon Wednesday 22nd July 2026
AT THE MAGOR OFFICE

Summer Cattle Grazing at Llwyn Y Celyn, Itton, Chepstow, NP16 6BX

A ring-fenced block of level-lying permanent pastureland with gated roadside access, and natural water supply extending in total to approximately 21.40 acres (8.66 ha) available to let on a Grazing Licence up to 15th September 2026. The land is suitable for the grazing of 30 – 40 head of cattle in accordance with the Llwyn Y Celyn Wetland Site of Special Scientific Interest (SSSI) Management Agreement with Natural Resources Wales.

**Tender Deadline –
12 Noon Wednesday 22nd July 2026.**

DESCRIPTION

A ring-fenced block of level-lying permanent grassland extending in total to approximately 21.40 acres (8.66 ha), designated as Llwyn Y Celyn Wetland SSSI, available as a whole to let on a Grazing Licence over the summer period, up to 15th September 2026.

The land presents an excellent opportunity for sustainable seasonal grazing in accordance with the terms of the Llwyn Y Celyn Wetland SSSI Management Agreement with Natural Resources Wales, with the prospect of establishing a similar arrangement in future years between 15th April and 15th September.

SITUATION

The land is located between the rural hamlets of Itton Common (1.1 miles) and Mynydd Bach (0.9 miles), just north of the village of Shirenewton (0.8 miles) within the County of Monmouthshire. The land benefits from reasonable transport links with convenient access to the A48 at Chepstow (3.4 miles), Junction 2 of the M48 Motorway Network (5.8 miles) and the A449 at Usk (11.8 miles).

LAND SUMMARY

The land is offered to let by way of a Grazing Licence for the summer period, up until 15th September 2026. The grazing of cattle only will be permitted under the Licence with availability to accommodate 30 – 40 head in accordance with the terms of the Llwyn Y Celyn Wetland SSSI Management Agreement with Natural Resources Wales. A copy of the relevant terms will be made available to the Licensee.

SERVICES

The Mounton Brook runs through the land, providing a natural water supply for cattle.

TERMS

The subject land is advertised to let by informal tender on a Grazing Licence in line with the CAAV standard conditions together with the terms of the Llwyn Y Celyn Wetland SSSI Management Agreement with Natural Resources Wales.

DIRECTIONS

What3Words:///spinning.sourced.clerk

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.

CONTACT

Please contact Rhiannon Chamberlain (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 Wednesday 22nd July 2026.

