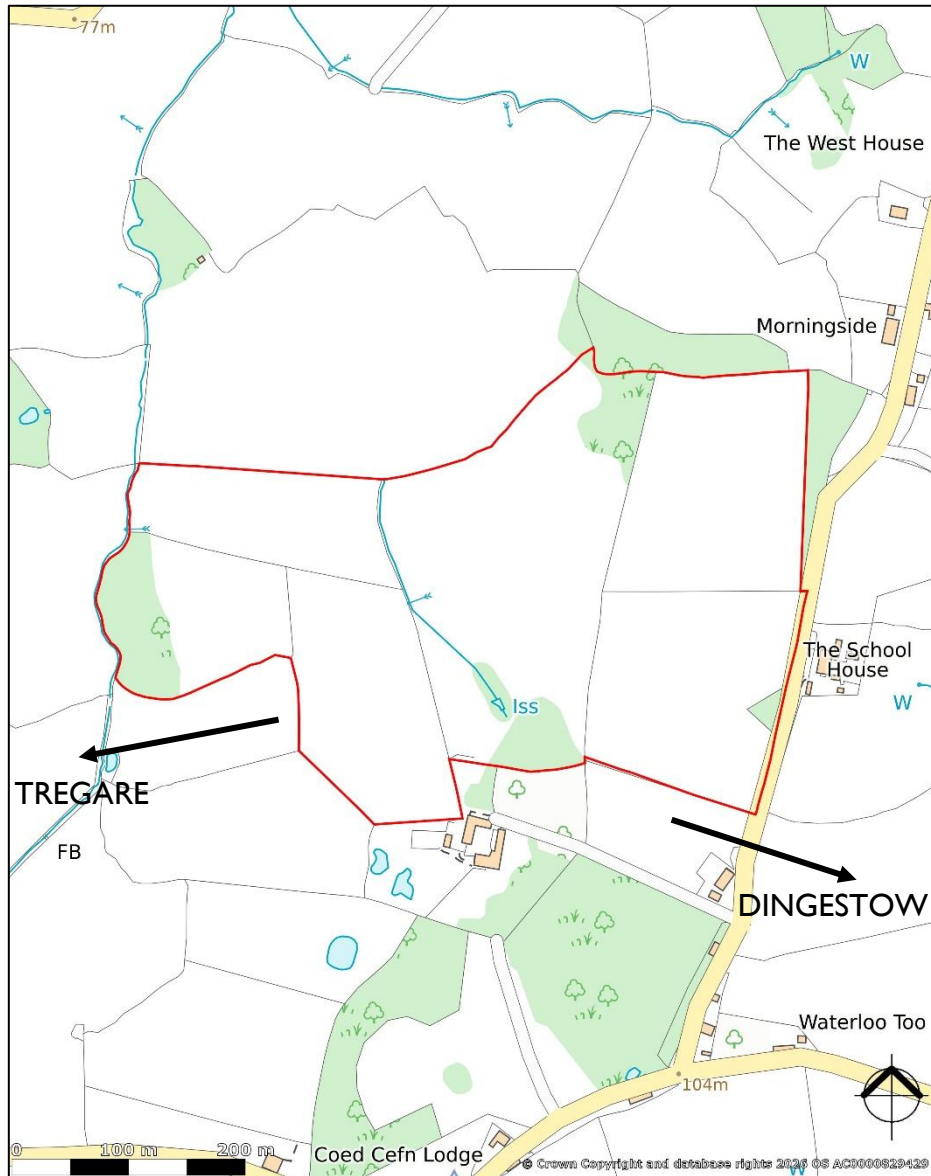




FOR SALE BY PRIVATE TREATY

- Approximately 40.68 acres (16.46 ha) of productive permanent pastureland
- Double-gated roadside access
- Natural water supplies with mains available
- Suitable for a range of uses including agricultural, equestrian and amenity subject to planning

Land off School Road Tregare, Monmouth, NP25 4DT

As a Whole – Offers in Excess of £400,000

A productive block of gently sloping permanent pastureland within a single ring-fence, extending in total to approximately 40.68 acres (16.46 ha) benefitting from roadside frontage, double-gated access, and natural water supplies.

DESCRIPTION

An attractive, ring-fenced block of gently sloping permanent pastureland extending in total to approximately 40.68 acres (16.46 ha). The land is highly productive, currently utilised for livestock grazing and mowing for hay/silage and offers scope for further improvement (subject to obtaining an Environmental Impact Assessment) being classified predominantly as Grade 2, with some areas of Grade 3a.

The land forms a single, well-defined parcel, enclosed by a combination of stock fencing, mature hedgerows, and established tree lines. It readily lends itself to subdivision into smaller, manageable paddocks if required. Two natural streams traverse the land, providing a water source for livestock.

SITUATION

The land is located on the eastern outskirts of the sought-after parish of Tregare (1.3 miles), between Llanarth (5.7 miles) and Dingestow (2.3 miles), within the County of Monmouthshire. The land benefits from good communication links, lying just north of the A40 and A449 at Raglan (1.8 miles) and is conveniently positioned in connection to the A465 (Heads of the Valleys Road) and Junction 24 of the M4 Motorway Network.

ACCESS

The land enjoys direct roadside frontage, with double-gated access from School Road, which we understand to be an adopted highway maintained at the Local Authority's expense, and is conveniently positioned within a private and tranquil rural setting.

SERVICES

There are two streams which cross the land, along the western boundary and through the centre of the land, which provide natural water supplies for livestock. We are informed that there is a mains water connection available however purchasers are advised to make their own enquiries with the relevant providers with regards to any new or existing connections.

BASIC PAYMENT SCHEME

The land is registered with the Welsh Government on the Rural Land Register with a claim under the Sustainable Farming Scheme (SFS) having been submitted as of May 2026. The land is not in any Agri-Environmental Schemes.

TENURE

Freehold with vacant possession upon completion.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

LOTTING & RESERVE

It is anticipated that the property will be offered as shown but the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

EASEMENTS, COVENANTS & RIGHTS OF WAY

The land is sold subject to any rights, benefits or incidents of tenure which affect it.

DIRECTIONS

From Raglan, follow the High Street north-west to the roundabout taking the fourth exit onto the A40. Before connecting to the A449, turn left off the A40 and onto Groesonen Road, taking the immediate left onto Warrage Road. Continue to the junction, turning right and then taking the first left onto School Road. Proceed along School Road for approximately 0.3 miles where the double-gated entrance will be located on the left-hand side.

When using the mobile application What3Words:/// discloses.chilled.breakfast

VIEWING

At any reasonable daylight hour with a set of sales particulars to hand and the usual courtesy shown to the owner/occupier. All interested parties should contact the Agents David James to register their interest and intention to view. Please telephone the Magor Office on 01633 880 220.

GUIDE PRICE

As a Whole – Offers in Excess of £400,000 (Four Hundred Thousand Pounds).

LOCAL AUTHORITY

Monmouthshire County Council – 01633 644 644

Ref: 8224

Date: June 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.