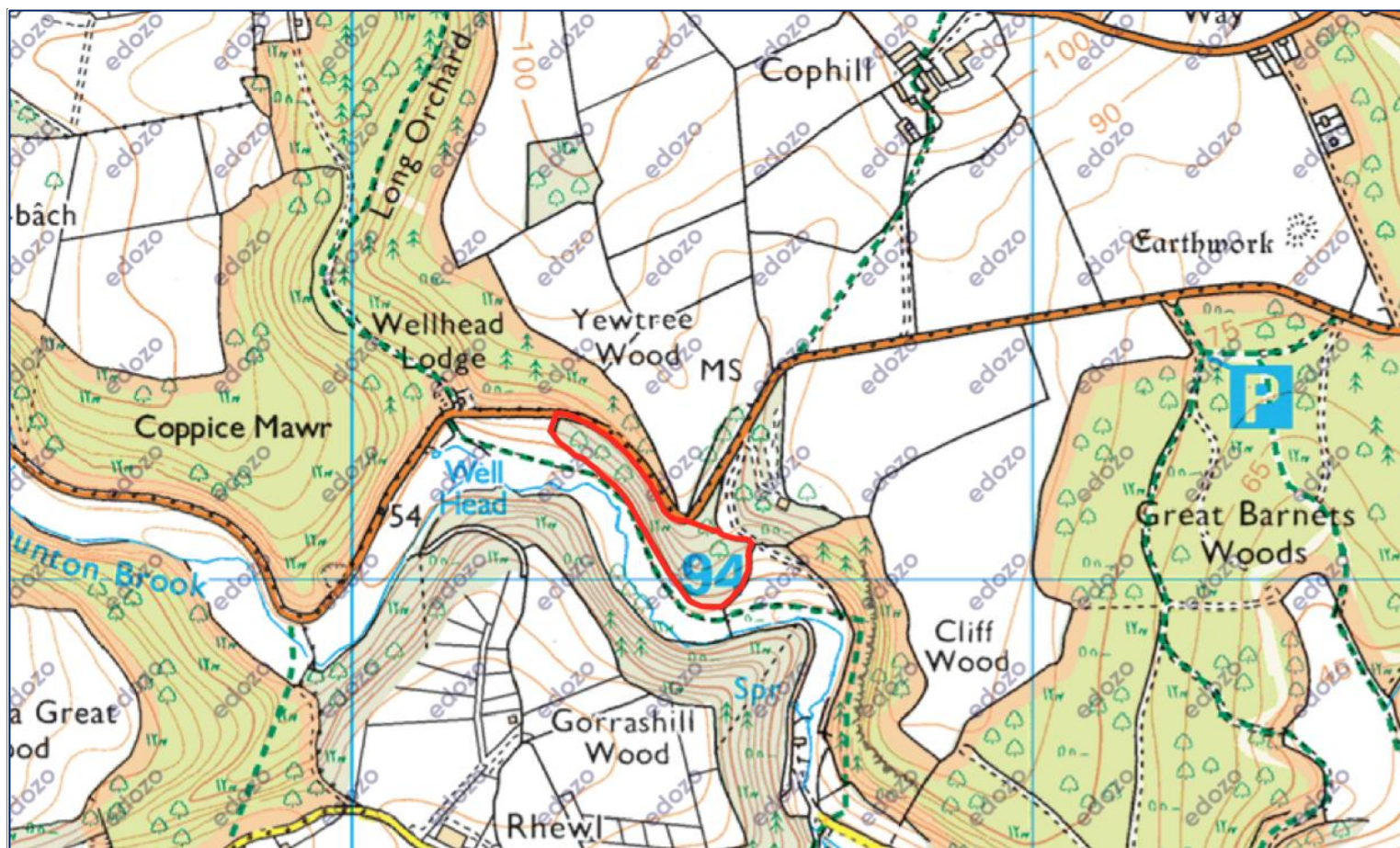




FOR SALE BY PRIVATE TREATY

- Approximately 5.59 acres (2.26 Ha)
- Well maintained deciduous woodland
- Direct roadside access
- Suitable for amenity, environmental or potential for timber extraction (STP)

Wellhead Woodland

Moun-ton, Chepstow, NP16 6BT

For Sale by Informal Tender - Offers in excess of £20,000

Tender Deadline – 12 Noon 17th April 2026

A private block of mixed species deciduous woodland extending to approx. 5.59 acres (2.26 ha) located below the B4235, Shirenewton to Chepstow Road.

GENERAL REMARKS

The woodland extends to approximately 5.59 acres (2.26 hectares) and consists of a mix deciduous tree species with a wealth of natural flora. The land has been kept for recreational purposes and has the potential for amenity use, conservation or harvesting purposes, subject to the necessary planning consents. The boundaries are defined by a mix of post-and-wire fencing to the south, a stone wall to the east, and a ditch along the northeastern edges. The woodland is designated within the Wye Valley Area of Natural Beauty.

SITUATION & DIRECTIONS

Access to the wood is directly off the B4235, which is an adopted highway maintained at the local authority's expense. There are a couple of access points available on foot from the roadside, along with an overgrown access suitable for light vehicular use, subject to clearance.

When using the Mobile Application – What Three Words:///like.poppy.contracts

SERVICES

We are not aware of any service connections to the land. Purchasers are advised to make their own enquiries with the relevant providers for any service connections.

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.

LOTING & RESERVE

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

RIGHTS OF WAY, EASEMENTS & COVENANTS

The property is sold with any rights, easements or incidents of tenure which may affect it. Freehold with vacant possession upon completion.

GUIDE PRICE

Offers in Excess of £20,000 (Twenty Thousand Pounds).

Tenders to be received by 12 Noon 17th April 2026.

PLANNING

Potential purchasers are advised to make their own enquiries for alternative uses with the Local Authority – Monmouthshire County Council 01633 644880

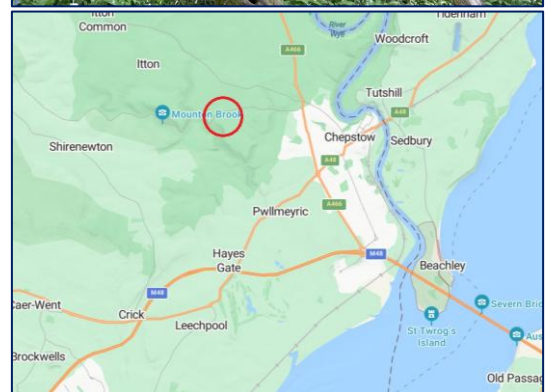
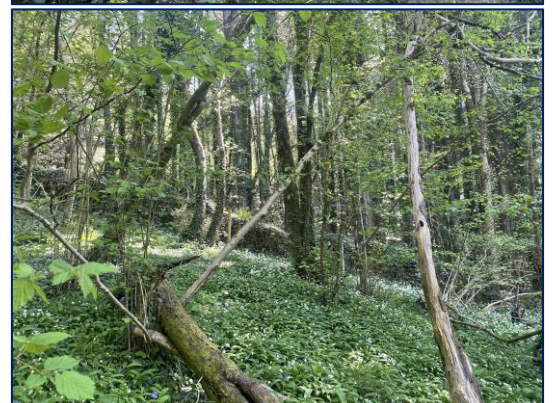
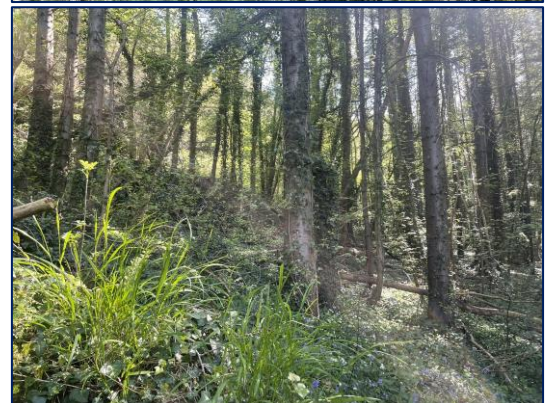
The land is located with an Area of Natural Beauty and a Site of Special Scientific Interest.

VIEWING ARRANGEMENTS

At any reasonable daylight hour with a set of sales particulars and with the usual courtesies shown to the occupier. Please inform the Sole Agents David James on 01633 880 220 that you are viewing the property.

CONTACT

Please E-mail Samuel.blaken@david-james.co.uk



PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

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.