

Upon the Kind Instructions of C & C Williams

**About 84 acres of Pasture
at
Woodside Farm,
Skenfrith
Monmouthshire,
NP7 8UL**

Available as a Whole

About 84 acres available to 30th November 2026

**Sheep Grazing Only
Approximately 35 acres available for 1 cut of hay.**

**Best Offers to be received by
12 Noon on Friday, 24th April 2026**

**Ref: Kathy Gunter
07765 413694
k.gunter@sunderlands.co.uk**

General Remarks & Particulars

Woodside Farm presents an excellent opportunity to secure a substantial block of quality grazing extending to approximately 84 acres. The land is offered to one grazier as a whole until the 30th of November 2026.

There are four flat river meadows, hatched green on the attached plan suitable for mowing. The Licensor grants the right to take one cut from the river meadows **after** the 1st July 2026. Once the cut has been taken the land must be suitably grazed until the end of the licence period. Grazing only is permitted on the remaining land as outlined in the schedule.

The land benefits from good access from the council-maintained lane. The track through the farm has been recently resurfaced and there is a large turning area at the top of the access track. The land is well fenced with stockproof fencing and has the additional benefit of being unaffected by any public rights of way.

The land benefits from two mains water troughs and natural watering from the River Monnow. All water charges are included within the licence fee.

Please note there are several blocks of woodland which are excluded, as indicated on the attached site plan.

The grazier is not permitted to use any farmyard manure or artificial fertiliser on the land.

The land is available for sheep grazing only.

Schedule

<u>Field Number</u>	<u>Field size (ac)</u>	<u>Water</u>	<u>Mowing Permitted</u>
SO4620 4939	15.18	Natural Watering	No
SO4620 7241	2.30	Mains Water Tank	No
SO4620 6530	3.31		No
SO4620 5410	17.80		No
SO4619 6191	9.68	Mains Water Tank	Yes
SO4619 7389	10.15	Natural Watering	Yes
SO4620 7616	7.51		Yes
SO4620 9219	8.23	Natural Watering	Yes
SO4620 7426	1.53		No
SO4620 8733	5.88		No
SO4620 9143	2.74	Natural Watering	No
TOTAL	84.31		

General Terms and Conditions

1. The Licensee will sign the Grazing Licence required by Sunderlands LLP and pay the full purchase price upon signing.
2. The Licensee is responsible for supervising stock, removing carcasses and has responsibility for any damage caused by stock straying.
3. The grazier is responsible for checking and maintaining the boundaries and ensuring that the sheep do not stray.
4. The end date of the licence is strict. The land is not to be overgrazed or poached.
5. The Licensee is to ensure any livestock, tractors and machinery for third party and public liability claims, whilst the same have any connection to the grazing outlined in these particulars.

6. The grazier is responsible for keeping all identification and movement records and adhering to all movement regulations and **MUST** keep a separate record of all Sheep movements for the Holding and make those records available to the Licensor upon request. We suggest keeping a separate log.
7. No supplementary feeding on the land
8. Tenders are to be received on the attached form **no later than 12 noon on Friday, 24th of April 2026.**

VIEWING

Please contact the agent to arrange access to view the land.
Kathy Gunter – 077654 13694 – k.gunter@sunderlands.co.uk

DIRECTIONS

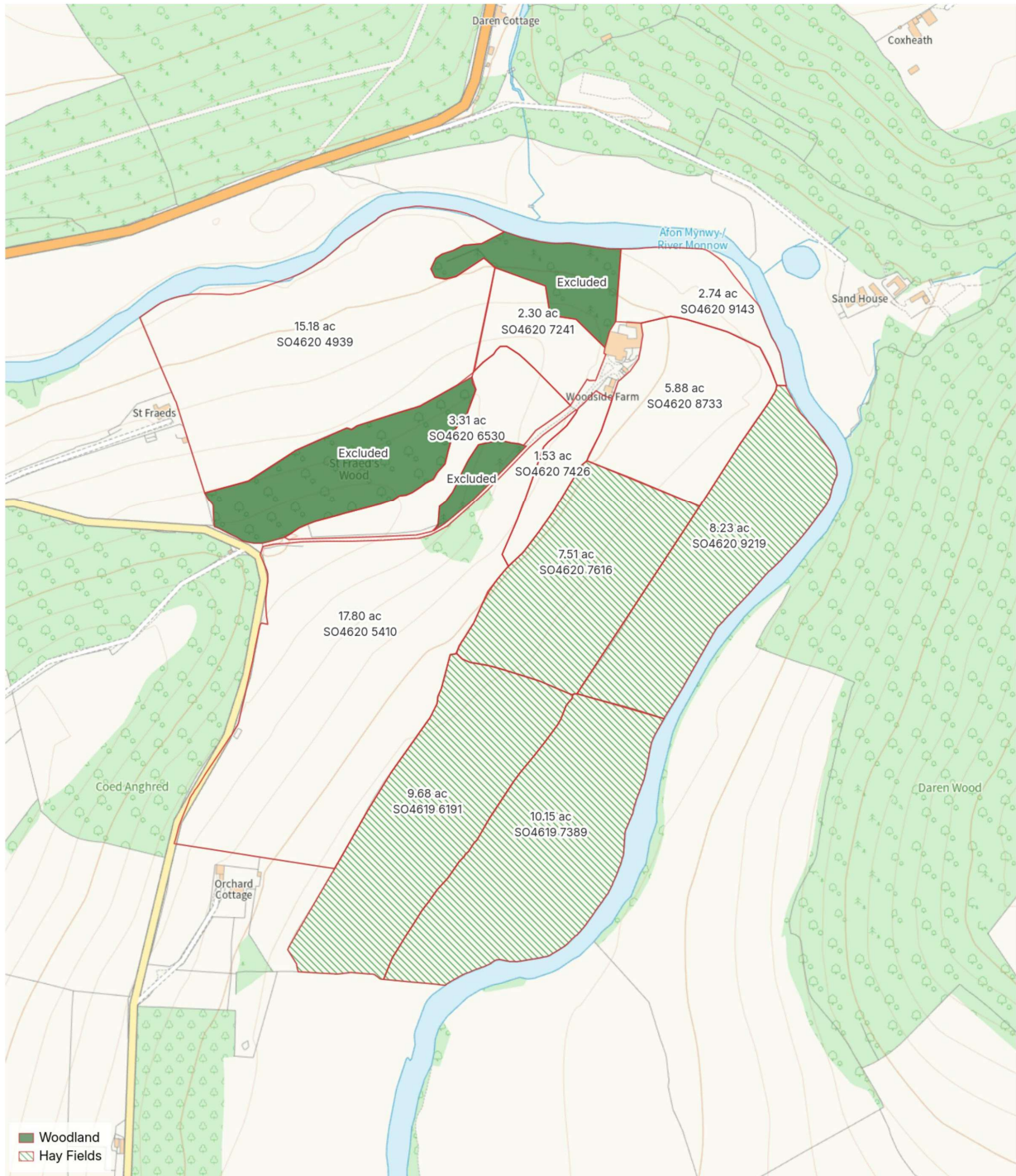
Heading west on the B4521 travel over the humpback bridge and take a sharp left directly in front of The Bell Hotel. Proceed along the lane for approximately 0.5 miles and before approaching the driveway to the property on your left.

What3Words:///cavalier.purest.nametag

TENDERS

Please submit tenders in writing delivered to the Agent's Office at Offa House, St Peters Square, Hereford, HR1 2PQ no later than 12 noon on Friday 24th April 2026 in a sealed envelope marked "Tender – Grass Keep at Woodside Farm, Skenfrith Ref: Kathy Gunter" **OR** by email to k.gunter@sunderlands.co.uk stating the above reference in the email subject.







INFORMAL TENDER – SUBJECT TO CONTRACT

About 84 acres of Pasture at Woodside Farm, Skenfrith

OFFERS TO BE RECEIVED BY 12 noon Friday, 24th April 2026

Name of Prospective (Business name)

Licensee(s):
.....
.....

Address:

.....
.....

Postcode:

SBI No:

Main County Parish
Holding (CPH) No:

Telephone No: (mobile): (home):

Email Address

My/Our offer is £

(in words)

TERMS AND CONDITIONS

1. **Offers must be received in a sealed envelope no later than 12 noon on Friday, 24th April 2026**, marked "*Tender – Grass Keep at Woodside Farm, Skenfrith Ref: Kathy Gunter*" **OR emailed to k.gunter@sunderlands.co.uk** quoting above reference in the email subject.
2. The owner does not commit himself to accept either the highest or any tender.
3. The transaction will remain strictly subject to contract until the Grazing Licence has been signed and completed.

Name: _____

Signed: _____