



Newton Meadow Herefordshire

A lush meadow with a stream and far-reaching views across the Monnow Valley. Located just a short drive outside of Monmouth, near the Herefordshire / Monmouthshire border.

Details

Price: £85,000 Freehold

Location: Welsh Newton, Monmouth, Herefordshire

Size: Almost 4 $\frac{3}{4}$ acres for sale

OS Landranger: OS No 161

Grid ref: SO 485 174

Nearest post code: NP25 5RW

Local manager

Anton Baskerville

07952 694 652

anton@woodlands.co.uk



Description

Newton Meadow lies within the county of Herefordshire but is only a 10 minute drive from the market town of Monmouth. It is located just a few fields back from the River Monnow which marks the border between England and Wales. The meadows is characterised by the fine views which can be enjoyed to the south across the Monnow Valley, itself a patchwork of pasture and woodland creating a classical rural scene. The meadow's southerly aspect is also of great benefit in relation to tree planting, making it easier for new woodland to establish and flourish.

The meadow has an agricultural past, having been grazed by livestock in years gone by. A working water trough, located in the north west corner, is a hint to the working history of the land and could now be utilised to the benefit of wildlife and conservation work. The land holds potential to be transformed into a serene retreat through tree planting and other means of diversification, be that re-wilding or wildflower meadow development. Some fruit or nut trees might also do well here.

In terms of topography, the land is accessed directly from a small country lane where an area of hardstanding allows for good access and vehicular parking. From here, a well established hedgerow stretches alongside the road forming the northern boundary. The land very gradually rises along this hedgerow to the highest point of the meadow in the north west corner. It is from here that the finest views across the Monnow Valley can be enjoyed.

The eastern boundary is marked by a stock proof fence which is flanked by some mature broadleaved trees, offering a nice spot of shade on warm summer days. At the top, a small stream meanders down the side of the meadow, one part of a wide network of waterways which feed gradually down to the River Monnow. The heart of the meadow drops down in a southerly direction, with the southern/western boundary being formed by a line of field stakes which run on an angle, giving the meadow a roughly triangular shape. This tranquil expanse, dotted with wildflowers and softened by gentle slopes, beckons you to explore its potential.

Rabbits, deer, and pheasants breathe life into Newton Meadow, providing a haven and nourishment. Upon closer examination, the meadow reveals a network of well-trodden trails, indicative of a thriving ecosystem. Frequently, a barn owl can be seen resting in a nearby tree or soaring overhead, along with a diverse array of other bird species.

Encircled by mature hedgerows and robust stock fencing, the meadow promises privacy and security, standing as a secluded retreat that is, nonetheless, easily accessible directly from the public highway. For those looking to make a positive environmental impact, tree planting grants are widely available, providing financial support for conservation efforts.

The land is located within comfortable reach of Monmouth, Gloucester, Hereford, and Newport lying alongside the historic borders of England and Wales, set against a backdrop of breath-taking countryside vistas.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Wildlife

Rabbits, deer and pheasants can be spotted on Newton Meadow. Well trodden trails crisscrossing the meadow are a tell-tale signs of a flourishing ecosystem. A barn owl can often be spotted overhead as well as a plethora of other birds.

Features

- Ideal for tree planting or rewilding
- Included with the meadow is a valuable water trough
- Quiet & peaceful location
- Stream near the eastern boundary
- A generous area of hardstanding for vehicle parking
- Gently undulating south facing pasture with wildflowers
- Mature hedgerows and stock fencing for boundaries
- Excellent access directly from public highway
- Tree planting grants widely available
- Excellent location, within easy reach of Monmouth, Gloucester, Hereford and Newport
- Nestled near the England / Wales border, in picturesque countryside

Access, tracks and footpaths

Access to the meadow is conveniently located next to the public highway and the secured access gate is shared between two meadows.

Newton Meadow comes with freehold title and there are no public rights of way across the land.

Rights and covenants

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Local area and history

Nearby Welsh Newton, located in Herefordshire, is a small village and civil parish close to the border with Monmouthshire.

The area contains a lot of history, including Pembridge Castle and at least thirty-one other archaeological sites in Welsh Newton parish alone. The historic Pembridge Castle, built before the 13th century, is now a farmhouse. It was partially restored in 1914 by Dr. Hedley Bartlet, Bishop of Hereford. The castle was once home to the priest and martyr Father John Kemble, whose tomb pilgrims visit in the village churchyard. His preserved hand is kept in a shrine in Hereford.

St. Mary the Virgin Church: The parish of Welsh Newton contains two churches. One is a derelict Methodist chapel, and the other is the church of St. Mary the Virgin. St. Mary's is an ancient Norman-style church that still stands today. It contains an original rood screen and is also the final resting place of Catholic martyr St. John Kemble, who was executed in 1679.

The village is said to be haunted by several restless spirits, including the headless coachman who has been seen many times on the lane from St Wulstan's Farm to the village.

Another significant structure in Llanrothal is The Cwm. Originally a shooting box and later a farmhouse, it dates back to the 1830s. The site incorporates part of a demolished 17th-century house that once served as a Jesuit province and college.

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Newton Meadow is conveniently accessed directly from an unnamed public highway which runs between the villages of Llanrothal and Welsh Newton (Herefordshire).

The access gate for the meadow can be identified by the "Planting Land for Sale" sign which is attached to it.

You will find roadside parking opposite the gate and we ask that should you wish to view the meadow, that you carefully climb over the locked gate.

[Click here for Bing Maps directions](#), enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the roadside gate where you can park.

Thereafter please follow the maps.

Satnav: The postcode **NP25 5RW** is the nearest to the meadow. Coordinates for satnav are: 51.8537, -2.74989 for the access gate into the meadow.

What3words reference also for main gate: `///rags.forge.sunflower`

Monmouth is around a 15-minute drive to the south east.

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Boundaries:

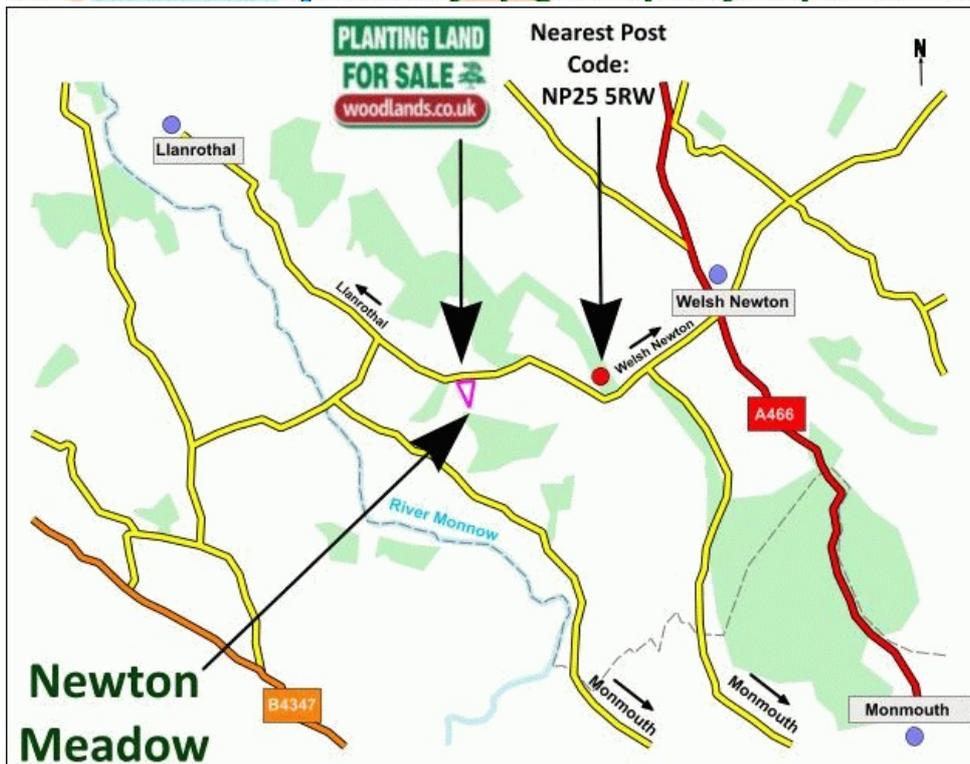
Boundaries:

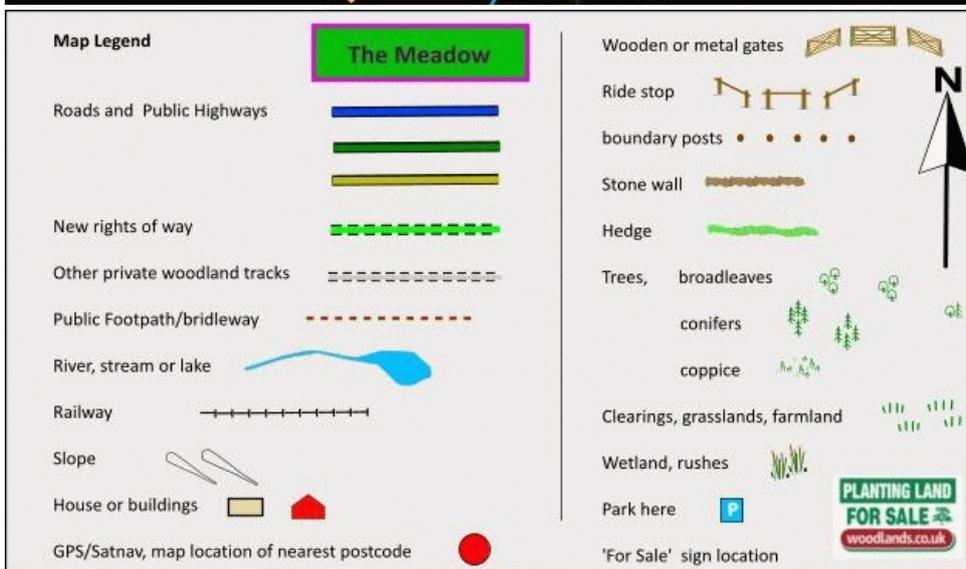
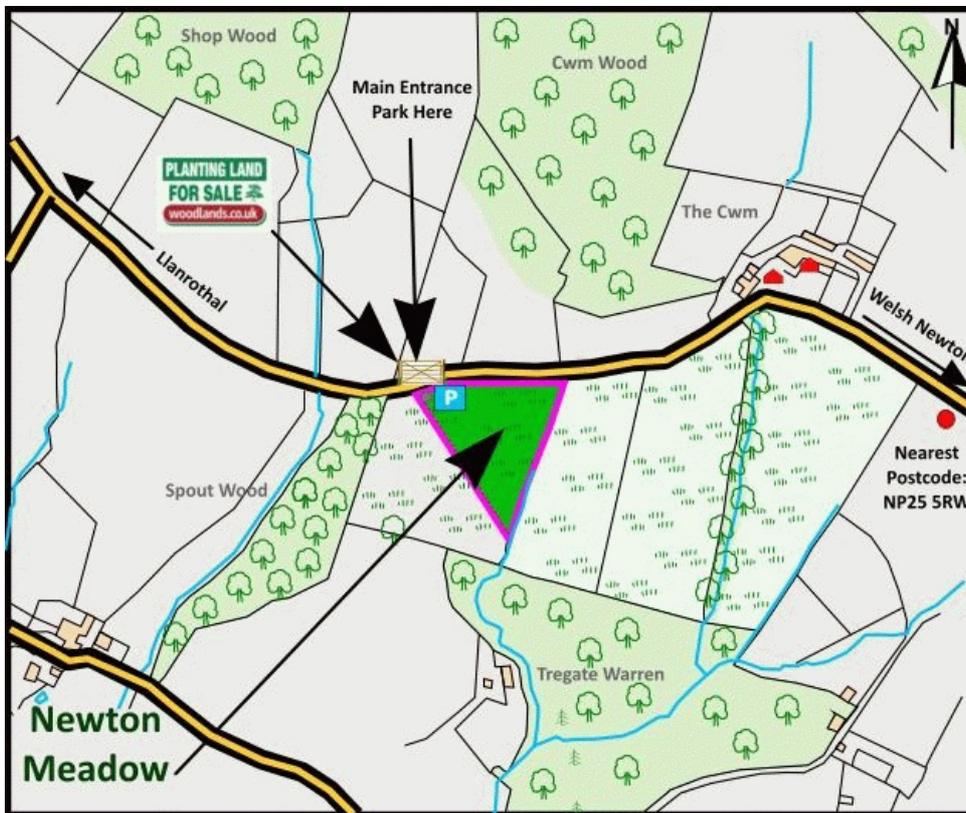
Northern: Mature Hedgerow which follows the line of the public highway leading to a convenient access gate

Southern/Western: Field Stakes colour coded with Purple paint

Eastern: Stock fencing sheltered by a woodland fringe found on the neighbouring meadow

Boundary features are marked with purple paint.





Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.