

Pleck Meadow Herefordshire

A hidden gem near the England / Wales border, nestled amidst the rolling hills of Herefordshire. A private parcel of land with excellent views which is well suited to woodland creation.

Details

Price: £85,000 Freehold

Location: Welsh Newton, Monmouth, Herefordshire

Size: Around 5 acres for sale

OS Landranger: OS No 161

Grid ref: SO 484 174

Nearest post code: NP25 5RW

Local manager

Colin Gordon

07775 726458

colin@woodlands.co.uk



Description

Pleck Meadow is a neatly contained parcel of land located near the border between England and Wales in the county of Herefordshire. The meadow enjoys access directly from the public highway and excellent views across the Monnow Valley, through which The River Monnow runs forming the England / Wales border. The meadow embodies the charm of the rolling countryside for which this quiet corner of the Welsh Marches is so loved.

The land is well suited to tree planting or rewilding and would appeal to those who are looking to make a commitment to environmental stewardship or a conservation project. As well as offering a canvas upon which your vision could be brought to life, the land offers a private space to enjoy with family and friends, as well as a legacy to leave for future generations to enjoy.

The land is accessed via a secure field gate from a quiet country road which runs between Welsh Newton and Llanrothal. Once through the gate, Pleck Meadow is on your right hand side and has a good area of hardstanding at the entrance providing ample space for vehicle parking. From this point, the land unfurls south, sloping gently as it leads you down towards the southern boundary fence. The south-facing pastures are dotted with a mix of wildflowers, creating a vibrant habitat for pollinators.

The hedgerows which form the north and southern boundaries serve as local seed banks, encouraging natural regeneration and complementing any active tree planting efforts. Better still, the neighbouring Spout Wood (which is a native broadleaved woodland) which lies immediately to the west of the meadow, will prove a vital resource of seeds which will enable natural colonisation of the open land. The hedgerows and woodland which surround the meadow are important habitats for birds and small mammals. Deer, rabbits, and pheasants also grace the meadow, while a watchful barn owl regularly patrols the skies above, ever in search of its next meal.

Please note that there are a number of generous tree planting grants that are readily available, offering financial support for woodland creation projects. It may also be possible to secure a grant for a new hedgerow along the staked boundary.

Pleck Meadow is located within easy reach of the charming market town of Monmouth, a short 15-minute drive away, and with Gloucester, Hereford, and Newport all accessible in under 1 hour, this meadow is ideally located to explore the much loved border counties.

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, pheasants enliven Pleck Meadow, offering shelter and sustenance. A closer inspection reveals well-trodden trails crisscrossing the meadow, the tell-tale signs of its 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
- Quiet & peaceful location
- South facing pastures with wildflowers
- Mature hedgerows on multiple 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.

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

Rights and covenants

There is a water supply pipe for a neighbouring property which runs beneath Pleck Meadow. There is a wayleave agreement in place for this pipe, which comes with associated rights of access to maintain and repair if necessary.

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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

Pleck 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 easily identified as it has a large For Sale sign attached "Planting Land".

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.

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Boundaries:

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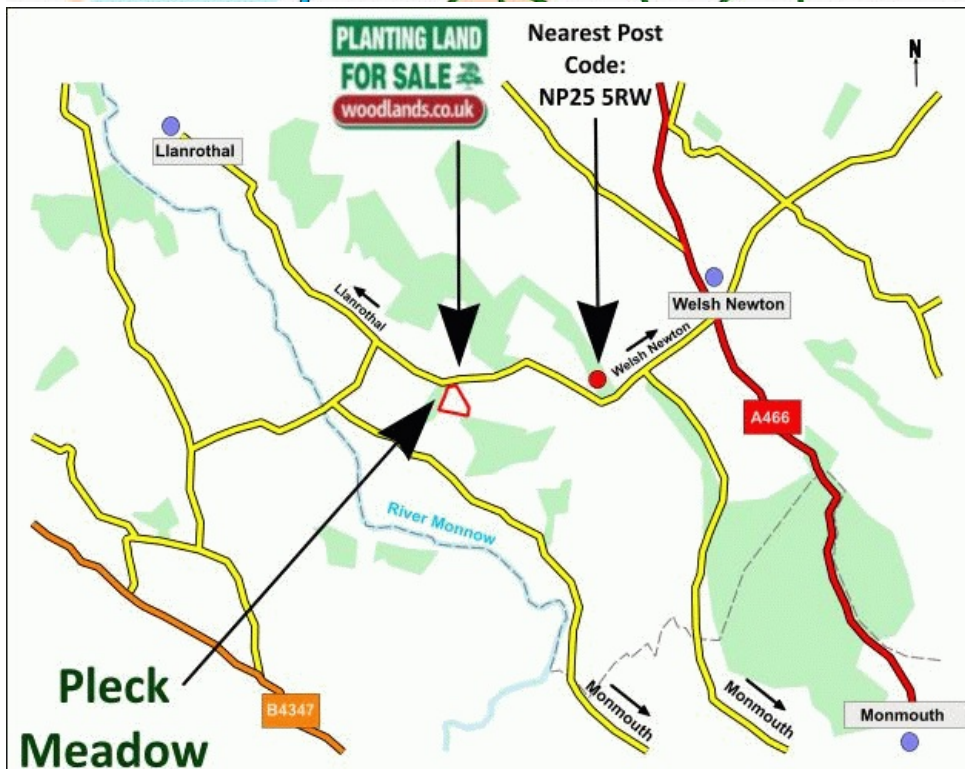
Northern: Mature Hedgerow which follows the line of the public highway leading to a convenient access gate

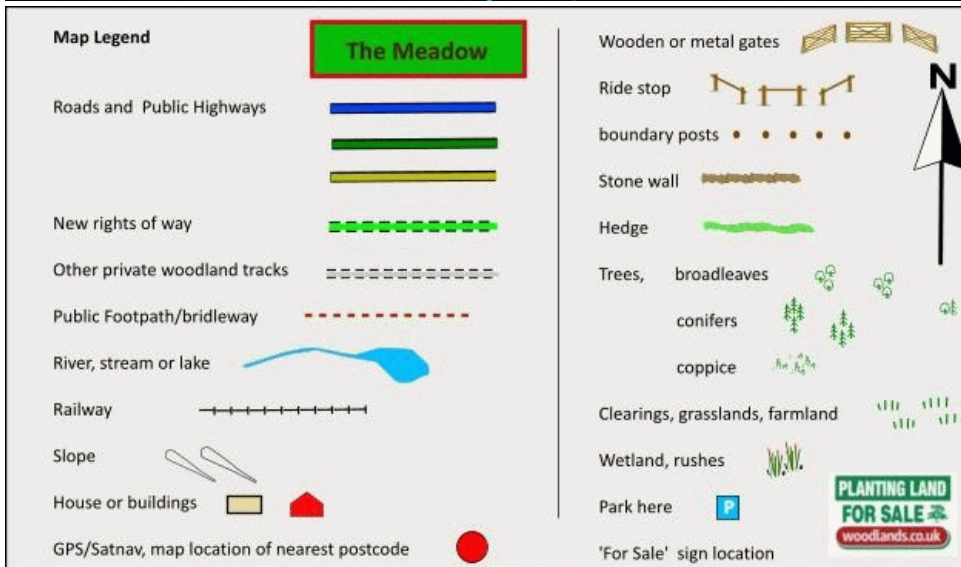
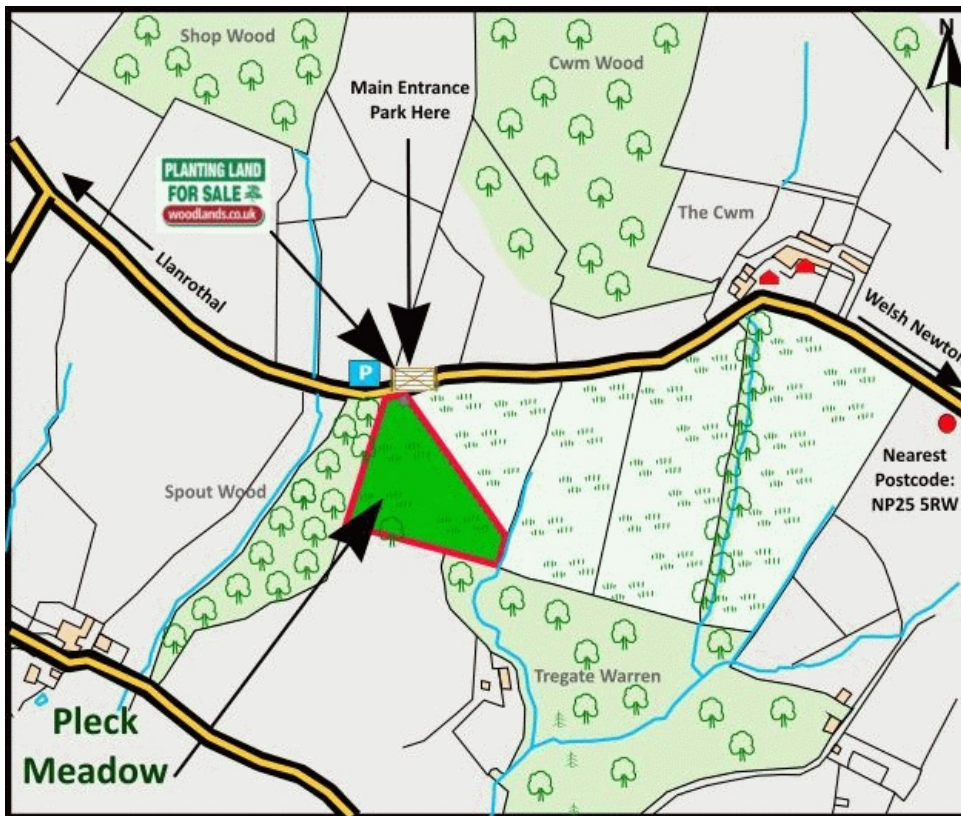
Southern: Stock fencing combined with trees and shrubs

Eastern: Field Stakes colour coded with Red paint

Western: Stock fencing sheltered by Spout Wood

Boundary features are marked with red 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.