



## Norton Meadow Herefordshire

Tucked away on the outskirts of Monmouth, this serene meadow with its own hidden water source offers an ideal setting for tree planting and rewilding the landscape

### Details

**Price:** £55,000 Freehold

**Location:** Near Welsh Newton, Monmouth, Herefordshire

**Size:** Just over 3 ¼ acres for sale

**OS Landranger:** OS No 161

**Grid ref:** SO 486 174

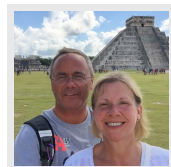
**Nearest post code:** NP25 5RW

### Local manager

**Colin Gordon**

07775 726458

[colin@woodlands.co.uk](mailto:colin@woodlands.co.uk)



## Description

Norton Meadow, set in the rolling Herefordshire countryside near Monmouth, offers just over 3¼ acres of unspoiled, open land, an ideal canvas for nature lovers, conservationists, and those seeking a peaceful rural escape.

The photos capture the meadow across changing seasons, from the most recent images featuring tall summer grasses to earlier shots showcasing shorter swards and vibrant wildflower carpets in full bloom. A video is also included to offer a more immersive sense of the landscape and its tranquil surroundings.

This gently sloping meadow is enhanced by a working water trough (spring fed) in the northeast corner, a valuable resource for a new owner.

With no public rights of way, the meadow provides complete privacy, making it perfect for woodland creation, rewilding, or quiet family retreats. Formerly used for grazing and hay production, its rich landscape is now ripe for environmental projects or personal enjoyment.

Access is easy via a shared gate off an unnamed public road between Welsh Newton and Llanrothal, clearly marked with a Woodlands.co.uk sign on the access gate. A spacious, hard-standing parking area, shared with the neighbouring plot, makes year-round visits effortless for cars or campervans.

The boundaries are thoughtfully defined with lush hedgerows to the north that attract and support wildlife and a sturdy stock-proof fence runs along the eastern and southern edges.

Along the western side, marked by timber stakes, offers a wonderful opportunity for new hedgerow planting, with potential for grant support.

Winding grass paths encourage peaceful strolls across the meadow, while its secluded setting makes it a true sanctuary for anyone looking to reconnect with nature, plant trees, or leave a lasting environmental legacy.

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.

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## Wildlife

Rabbits, deer, pheasants enliven Norton 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.

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## Features

- Ideal for tree planting or rewilding
- Quiet & peaceful location nestled near the England / Wales border, in picturesque countryside
- South facing pastures with wildflowers on a gentle sloping gradient
- A working water trough in the north east corner of the meadow, a valuable resource
- Mature hedgerow on the northern boundary
- Excellent access directly from public highway with hard standing vehicle parking just inside the gate on the left
- Convenient location, within easy reach of Monmouth, Gloucester, Hereford and Newport
- Tree planting grants widely available

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## 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.

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

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## Rights and covenants

As is the case for all our meadows, the purchaser will be asked to enter into a [covenant](#) which serves to protect the peace and quiet of the meadow.

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## Activities

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This meadow is a perfect escape, offering a peaceful setting for occasional family camping or a rewarding space for those passionate about tree planting and wildlife conservation.

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## Local area and history

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**Welsh Newton** sits just north of Monmouth, straddling the border between England and Wales. Though small, the village is rich in heritage, with over thirty archaeological sites, including the remains of *St Faith's Church* and the ancient *Pembridge Castle*. The area also features *Welsh Newton Common*, a registered piece of unowned land offering elevated views over the Wye Valley.

The **Monnow Valley**, meanwhile, is a tranquil ribbon of countryside shaped by the River Monnow, which forms part of the England-Wales border. The valley is a patchwork of meadows, woodlands, and rolling hills, with picturesque villages like Llanrothal and Ganarew nestled along its course. It's a haven for walkers, wildlife enthusiasts, and anyone drawn to peaceful, pastoral landscapes.

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## How to find this meadow

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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.

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## Directions

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Directions to main entrance gate:

Google Maps Pin for main gate [here](#)

What3Words reference for main gate [here](#) (///replayed.press.occupations)

Closest postcode: NP25 5RW

Coordinates for main gate are: 51.853819, -2.746450

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

If travelling from the east direction the gate will be on your left hand side and can be identified by a woodlands.co.uk sign fixed to a new metal gate.

The gate will be padlocked for security reasons. You can park close to the gate here without obstructing the road.

We also ask that should you wish to view the meadow, that you carefully climb over the locked gate.

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

**Boundaries:**

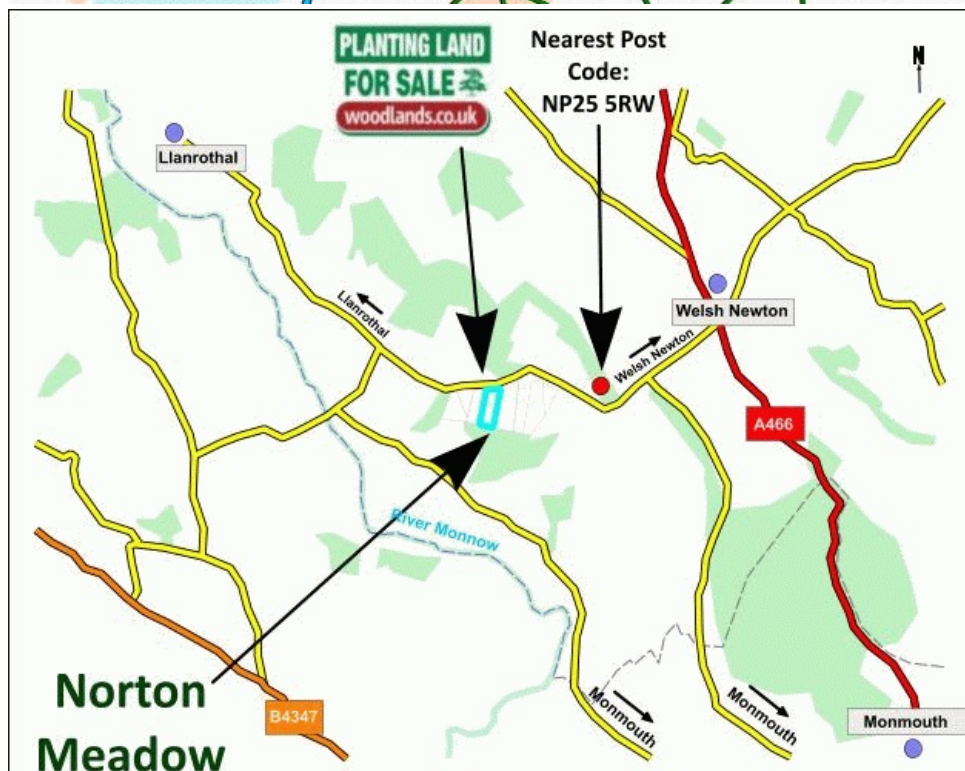
Northern: Mature Hedgerow which follows the line of the public highway leading to a convenient access gate

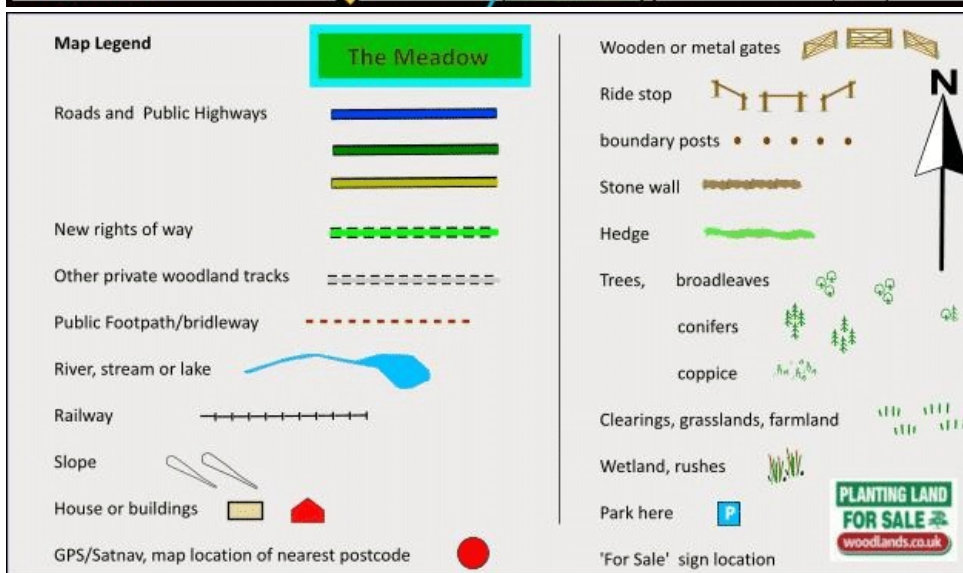
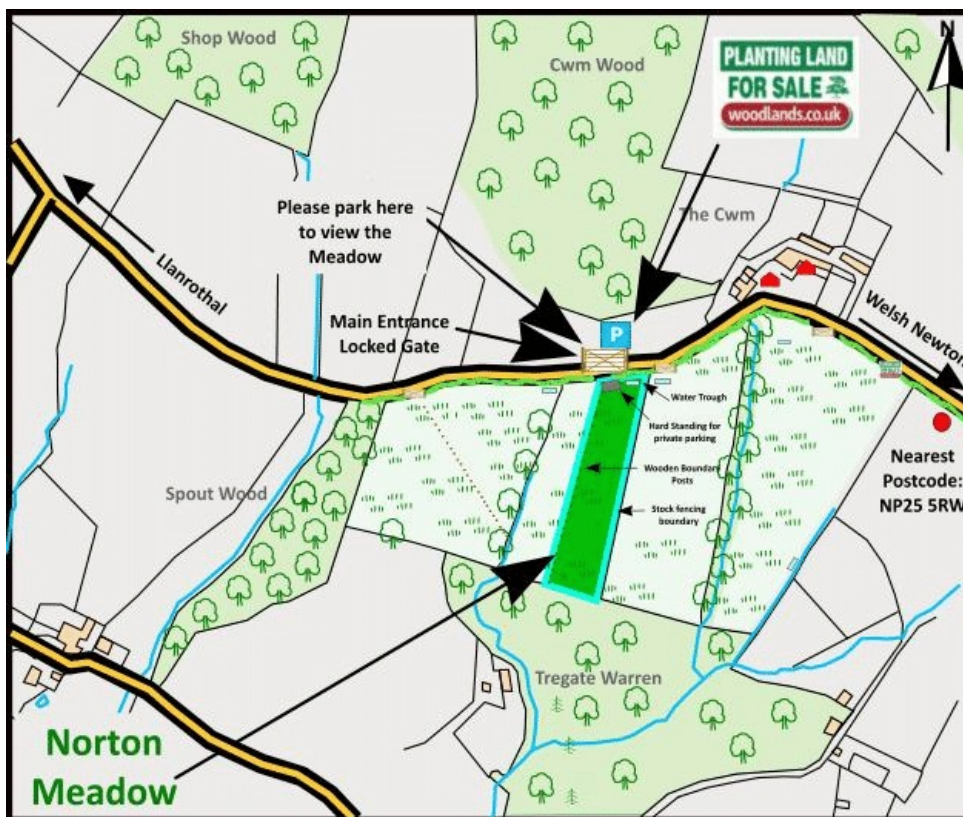
Southern: Stock fencing and leafy neighbouring land that provides privacy and shelter

Eastern: Stock fencing down the length of the meadow

Western: Wooden field stakes

Boundary features are marked with turquoise 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.