



Pembridge Meadow Herefordshire

Overlooking the Monnow Valley, this south-facing parcel of land boasts a refreshing stream and is perfect for woodland creation and environmental conservation, nestled near the England/Wales border in Herefordshire.

Details

Price: £59,000 Freehold

Location: Welsh Newton, Monmouth, Herefordshire

Size: Over 3 ½ acres for sale

OS Landranger: OS No 161

Grid ref: SO 486 174

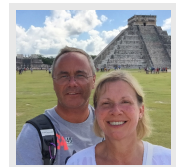
Nearest post code: NP25 5RW

Local manager

Colin Gordon

07775 726458

colin@woodlands.co.uk



Description

Pembridge Meadow exudes an enchanting charm, with over 3 1/2 acres of south-facing pasture offering a vantage point that captures the idyllic, rolling hills of Herefordshire. An expanse offer fertile fields ready for tree planting, a belt of mature trees, and a gentle brook that traces the tree line partway along the western boundary to the southern edge. This mosaic of natural beauty provides a perfect retreat for conservation enthusiasts, environmentalists, or anyone yearning for a tranquil haven within nature's fold.

You step into the meadow via the northern gate, flanked by a well established hedgerow and sturdy stock fencing. To your left, the meadow's eastern border is marked by orange-painted stakes, which has the potential to be planted with a new hedgerow. Gently descending, the meadow's south-facing gradient unfurls across a lengthy, oblong shaped expanse. The lush meadow grass and wild flowers stands testament to the fertile soil. On your right, a belt of mature trees and dense shrubs parallels the fence, leading to an old metal gate. Here, a freshwater spring merges from the ground, transforming into a gentle babbling brook that meanders along the tree line and down across the southern boundary.

Also near the southwest corner, a cozy nook with a fallen tree offers the potential for an idyllic sheltered spot for a family camping area. The southern boundary again consisting of stock proof fencing is lined with a tapestry of shrubs and trees which ensures seclusion and a connection with the neighbouring land. All boundary features for this meadow can be identified by orange paint.

Pembridge Meadow is not just a delightful retreat; it also contains a belt of deciduous broadleaved trees which will offer seeds enabling natural regeneration of the open land, fostering the land's self-renewal. The meadow's wildlife trails reveal its role as a vital corridor for local fauna like rabbits and deer. The air is alive with the calls of woodland and farmland birds, from pheasants to a swooping barn owl. Enriching this open space with new trees will only amplify the already vibrant ecosystems.

This meadow offers a rare chance to steward a captivating piece of Herefordshire, nestled amongst its rolling hills overlooking the Monnow Valley. It 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.

There are a number of generous tree planting grants 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.

Pembridge Meadow is a blank slate for conservation efforts and provides a great opportunity upon which your vision could be brought to life. Ideal for afforestation, it sits in a region already blossoming with new woodland growth. 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 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 enliven Pembridge Meadow, which offers them shelter and sustenance in return. 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 nestled near the England / Wales border, in picturesque countryside
- South facing pastures with wildflowers on a gentle sloping gradient
- A band of broadleaf trees along the west boundary along with a fresh water stream
- Mature hedgerows on multiple boundaries
- Excellent access directly from public highway with hard standing vehicle parking just inside the main access gate
- Excellent location, within easy reach of Monmouth, Gloucester, Hereford and Newport
- Tree planting grants widely available

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.

Pembridge 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

Pembridge 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, however the gate will be padlocked for security reasons. Therefore I would advise that you continue past the gate and park 250 metres down the road on the right hand side alongside a gate pull in.

We would recommend that you park there and walk safely back up the road to the meadow gate. We also 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: 51.853797, -2.746425 for the access gate into the meadow.

What3words reference also for main gate: ///replayed.press.occupations

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

Boundaries:

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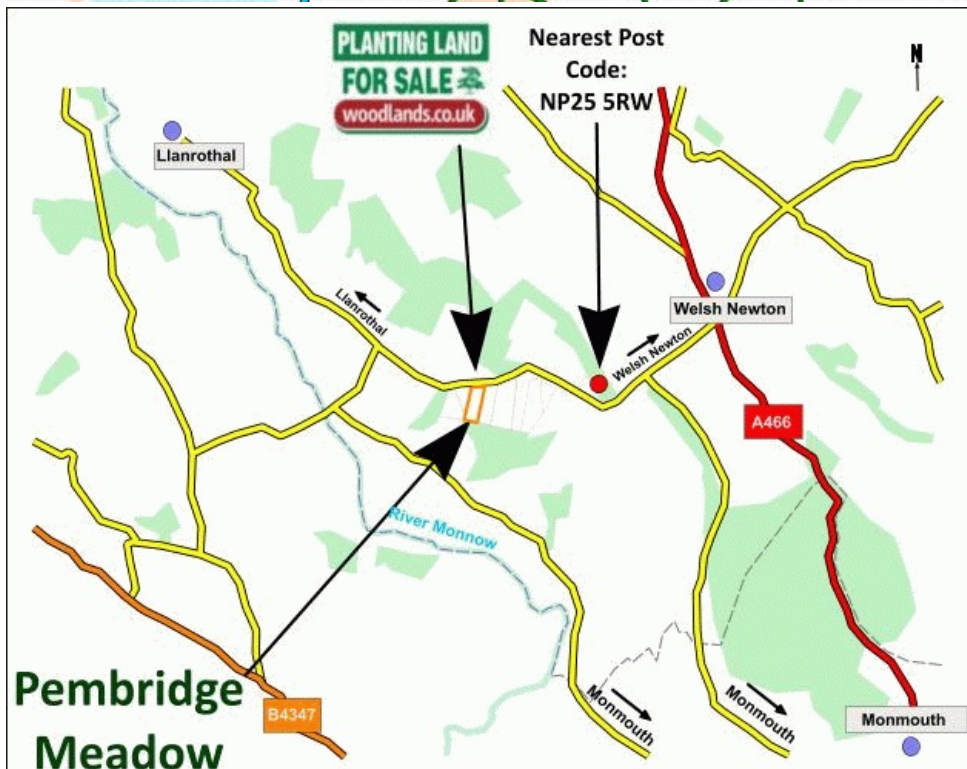
Northern: Mature Hedgerow which follows the line of the public highway leading to a convenient access gate

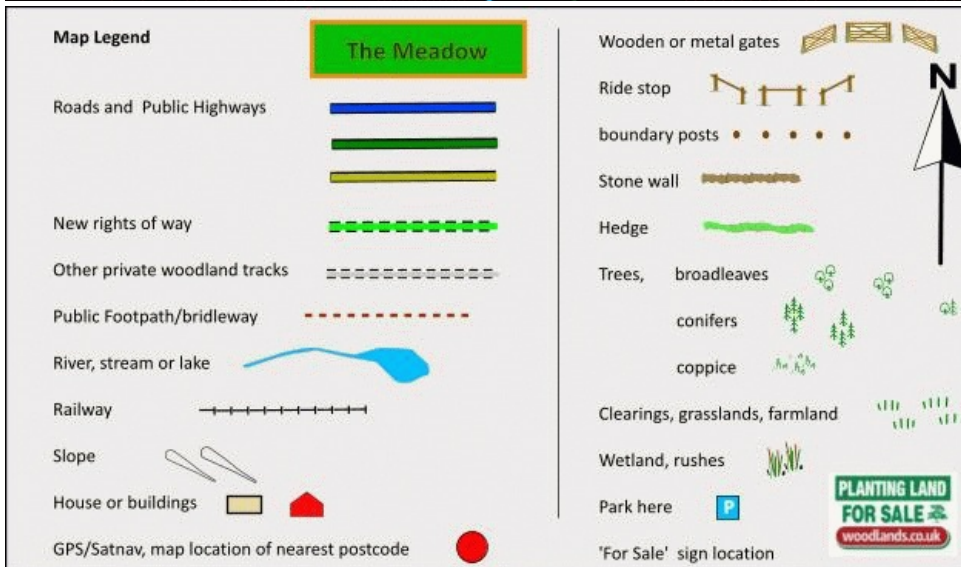
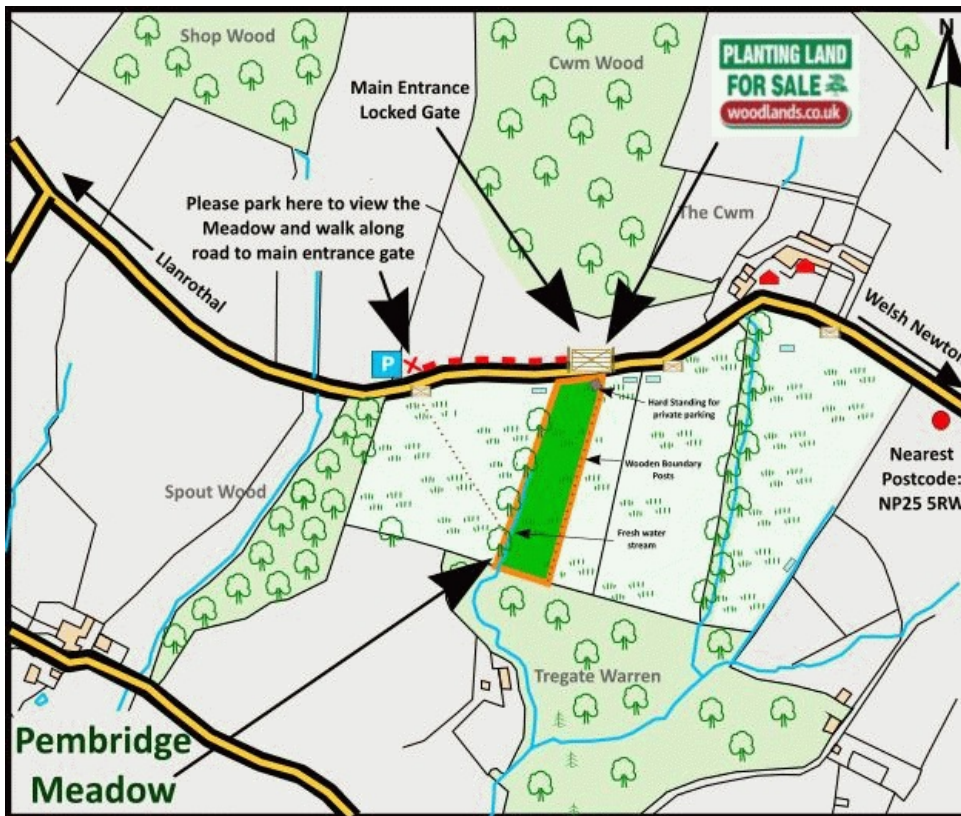
Southern: Stock fencing combined with trees and shrubs

Western: Stock fencing combined with trees and shrubs and a fresh water stream

Eastern: Field Stakes colour coded with orange paint

Boundary features are marked with orange 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.