

TO LET BY INFORMAL TENDER

Two-Year Farm Business Tenancy

Commencing 1st March 2026

Tender Closing Date: Wednesday 12th February 2026

TREGRUG FARM

Llangybi • Usk • NP15 1NJ • Monmouthshire

Usk 2.5 miles • Caerleon 6 miles • M4 Motorway 8 miles



AN ATTRACTIVE COMMERCIAL FARM

- **5 Bedroom Grade II Listed Farmhouse**
- **Extensive Range of Farm Buildings**
- **Approximately 3 Acres of Level Pasture Land**

PROPERTY SUMMARY

- Attractive mixed farm in an unspoilt rural location
 - Close to the village of Llangybi
 - Excellent access to the M4 Motorway (J24 – 8 miles)
 - Grade II Listed 5-bedroom farmhouse
 - Extensive range of traditional and modern farm buildings
 - Approximately 3 acres of ring-fenced level pasture land
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SITUATION

Tregrug Farm occupies a highly convenient position on the outskirts of the village of Llangybi in Monmouthshire. The property lies approximately **2.5 miles south of Usk** and **6 miles from the historic Roman town of Caerleon**.

Both Usk and Caerleon provide a useful range of local amenities, with more extensive shopping, educational and recreational facilities available in **Newport (10 miles)** and **Monmouth (15 miles)**.

The farm benefits from excellent transport links, being within **8 miles of the M4 Motorway (Junction 24)**, offering superb road communications across South Wales, the Midlands and the wider UK.

DIRECTIONS

From Usk, take the Caerleon road for approximately **2.3 miles**. Tregrug Farm will be found on the **left-hand side** of the road before entering the village of Llangybi. **Postcode:** NP15 1NJ.

SERVICES

- **Electricity:** Mains electricity connected to the homestead
 - **Water:** Mains water supply
 - **Drainage:** Private drainage system
 - **Central Heating:** Oil-fired central heating to the farmhouse
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LOCAL AUTHORITY

Monmouthshire County Council

Council Tax: Farmhouse – Band F

VIEWING

Strictly by appointment with the letting agents:

RG & RB Williams

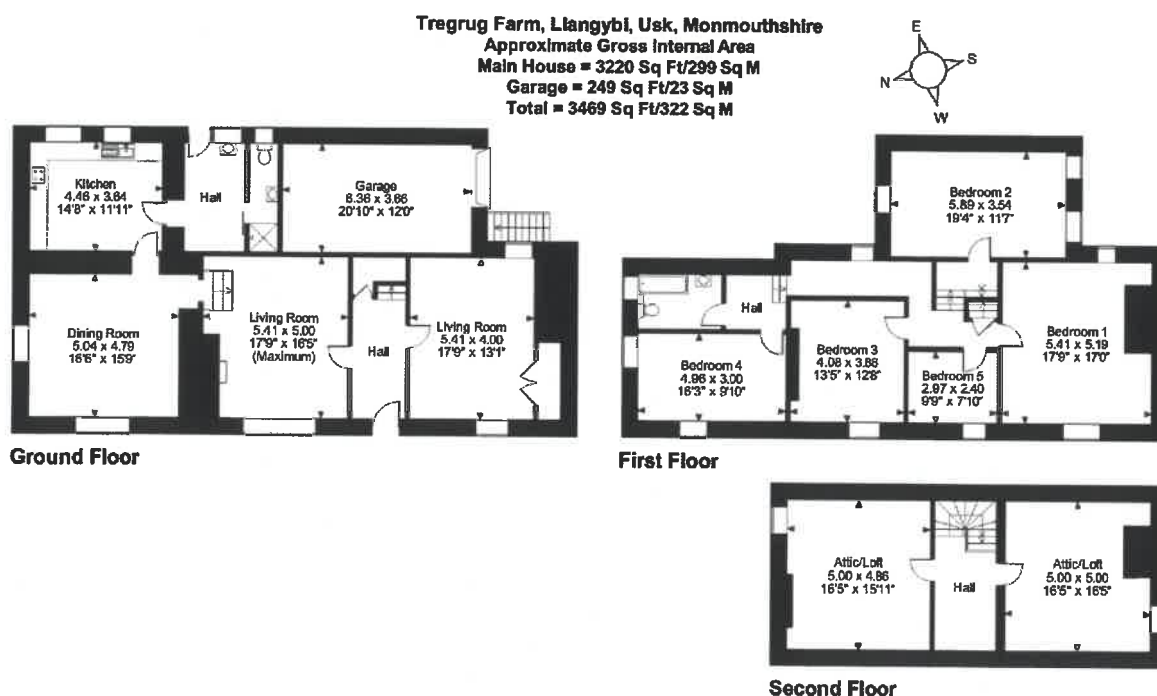
Tel: 01989 567233

Email: info@rgandrbwilliams.co.uk

THE FARMHOUSE

Tregrug Farmhouse is approached via a private entrance drive leading from an unclassified council road. The property is **Grade II Listed** and retains a wealth of traditional character features.

Constructed of rendered stone elevations beneath a slate roof, the spacious accommodation includes **5 bedrooms and 2 attic rooms**, offering generous family-sized living space.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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THE FARMBUILDINGS

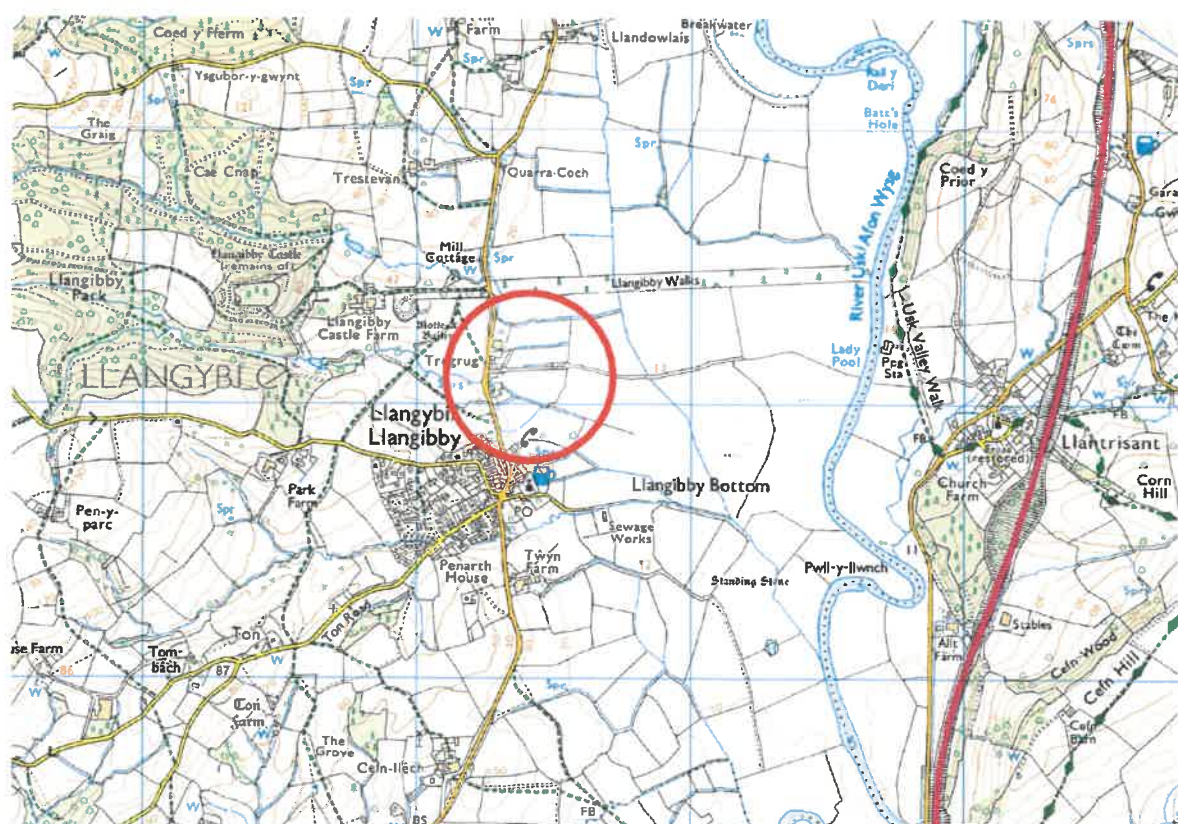
The farm buildings are conveniently located close to the farmhouse and were historically used for dairy production. They benefit from good access and comprise:

- **7-bay triple-span steel, concrete block and fibre-cement covered yard** (approx. 105' x 100'), incorporating:
 - Cubicle housing
 - Former dairy
 - Former milking parlour
 - Two lean-to extensions
- **5-bay steel and corrugated iron Dutch barn** (approx. 75' x 22')
- **4-bay timber and corrugated iron machinery store**



THE LAND

The land extends to approximately **3 acres**, all contained within a **ring fence** with good roadside frontage. The soil is a **deep alluvial loam**, noted for its excellent agricultural productivity. The land is currently laid to pasture.



FORM OF TENDER

TREGRUG FARM, LLANGYBI, USK

Informal Tenders Closing Date – Wednesday 12th February 2026

I/We offer the sum of: £ per month for the property as detailed in the attached particulars

This is my/our best and final offer.

YOUR DETAILS

Name:

Address:

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Tel No:

Email:

Signed:

This form is to be returned no later than Wednesday 12th February 2026 to:
RG and RB Williams, Ross Auction Centre, Overcross, Ross on Wye, Herefordshire,
HR9 7QQ.

Please mark the envelope 'Tregrug Farm'.