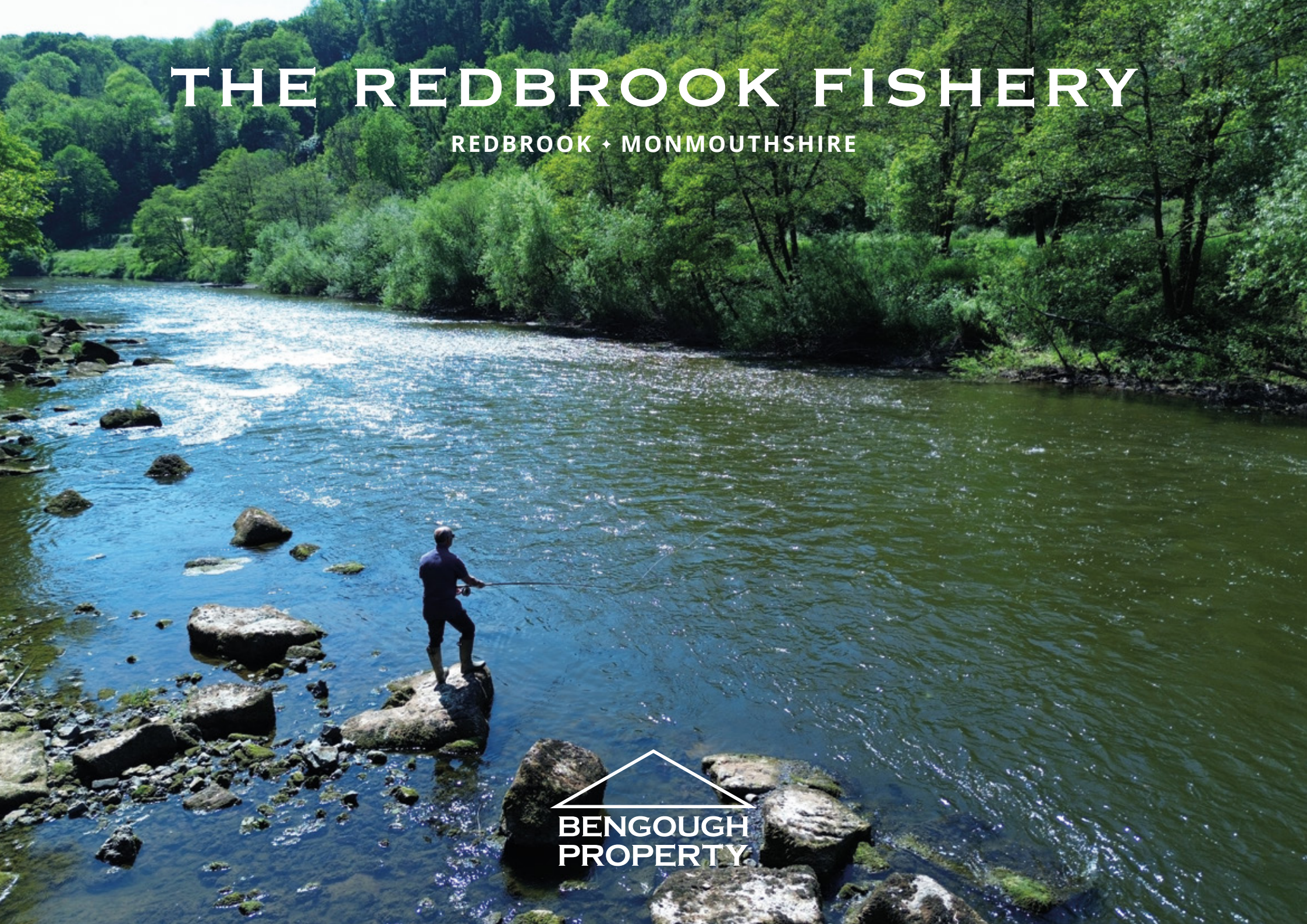


THE REDBROOK FISHERY

REDBROOK + MONMOUTHSHIRE



BENGOUGH
PROPERTY

THE REDBROOK FISHERY

REDBROOK ♦ MONMOUTHSHIRE

An exciting stretch of fishing on the River Wye.

About a third of a mile of double bank and some single bank fishing with about 6.62 acres of land and woodland and about 3 acres of the river bed

Monmouth 3 miles ♦ Chepstow 13 miles ♦ M4 14 miles
(All distances are approximate)

**For sale by tender by noon on October 29th 2025
(unless previously sold)**

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





THE RIVER

The River Wye – one of the most famous and best-loved rivers in the UK – rises in the mountains in mid-Wales and meanders across the borders through Herefordshire, eventually joining the Severn at Chepstow. The Redbrook Fishery runs through the village of Redbrook, situated on the borders of Gloucestershire & Monmouthshire and within the Wye Valley Area of Outstanding Natural Beauty.

The village has two local pubs, one on each side of the river. The Boat Inn at Penallt is on the Welsh side of the river and is accessed from Redbrook via the Penallt Viaduct, which used to carry the Wye Valley Railway, at the top of the beat. The Bell Inn is on the English side and also offers B&B. The village also has a Post Office and stores. The Offa's Dyke Path and the Wye Valley Walk run through the village.

THE FISHERY

Downstream of Ross, the Wye passes through some famous areas and landmarks such as Kerne Bridge, Symonds Yat and the town of Monmouth. Below Monmouth, the river becomes the border between England and Wales, quickening as it begins its final push to the estuary. Here are some of the Wye's premier salmon fisheries, which tend to be at their best in low water conditions. The river below Monmouth is the stretch that adds most to the Wye's overall salmon catch.

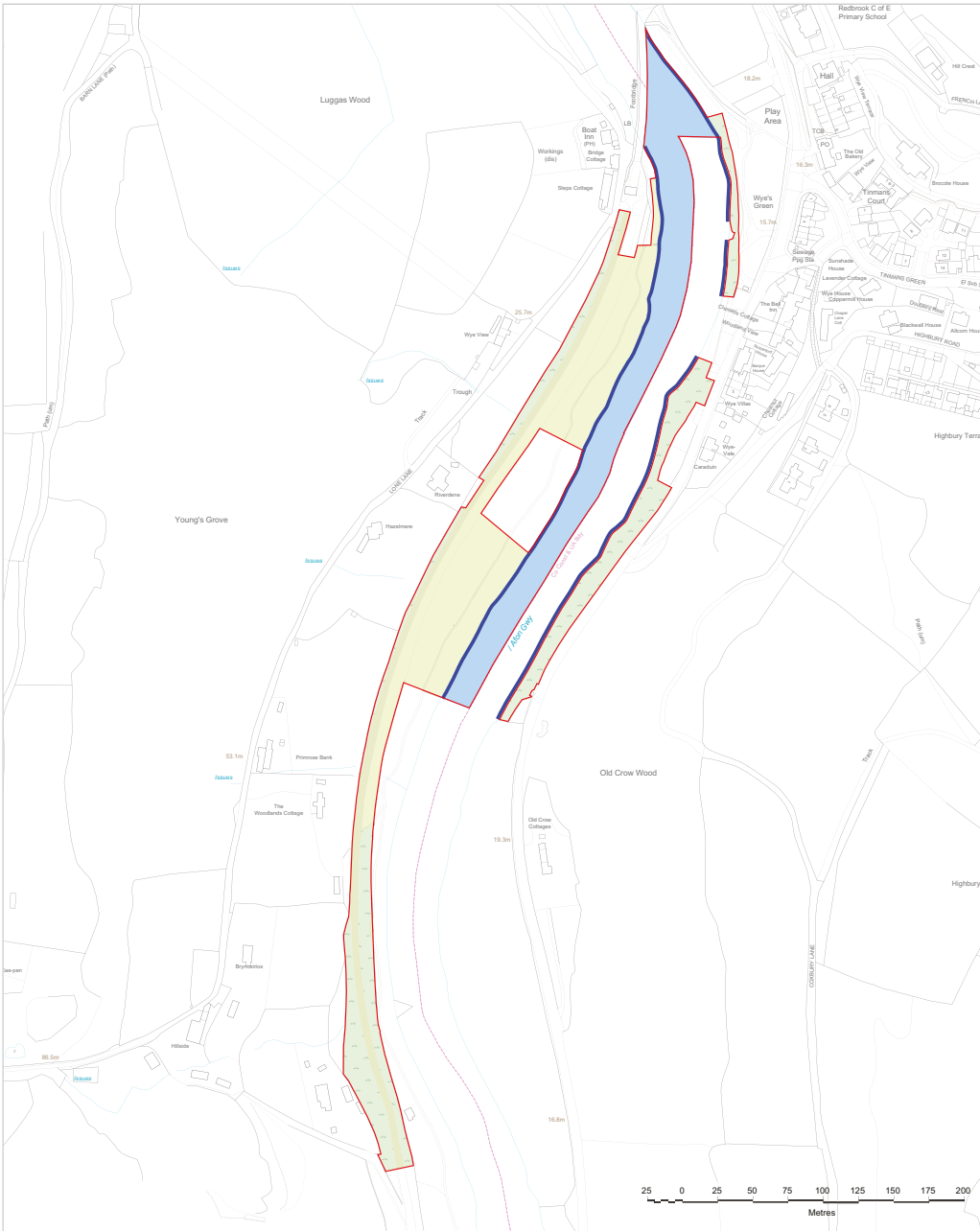
The beat, which begins at the top end at the old railway bridge with the bottom of the beat marked by a post, is a stretch which consists of several named salmon pools, such as Rapids Crib and Sheep Pen with a good mix of different fast and slow water coarse fishing swims.. There is good access to both banks via various paths. The River Wye in Redbrook is home to several different native species such as Salmon, Sea Trout, Brown Trout, Carp, Chub, Dace, Pike, Roach, Perch, Bream, Eels and Barbel.

THE RECORDS

In recent years the fishery has been licensed, at a nominal rent, to the Redbrook Angling Club. Although the river has changed, salmon can still be seen running through, however the rise in coarse fishing on the Wye has never been stronger. The popularity of coarse and trout fishing especially has increased and more anglers are returning to fish these more natural venues, whilst enjoying the outstanding beauty of the Wye. There is also the added advantage of having of a pub on each side bank.

THE LAND

On the west bank there are about 5.40 acres of land including part of the old railway track, all of which give good access to the riverbank. On the east side of the river there is about 0.98 acres of woodland. About 3 acres of the riverbed is also owned as shown on the sale plan.



Wall End Farm
Monkland
Leominster
Herefordshire
HR6 9DE
T: +44 1568 720 159
M: +44 7836 506 452



Title: Part of The Redbrook Fishery

Date: 20/08/2025 1:3500 @ A4



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FOR SALE BY INFORMAL TENDER (UNLESS PREVIOUSLY SOLD)

Interested parties are invited to submit their bids by email to office@bengoughproperty.com no later than noon on October 29th 2025.

In addition to the offer, please provide your name, address and contact details as well as the name of your solicitor.

Proof of funding will also be required at the appropriate time. The contract papers and completed tender pack, including searches etc are available for inspection at any reasonable time from the vendors solicitors, whose details are as follows:-

Lizzie Egan

Lizzie.Egan@mills-reeve.com of Mills & Reeve LLP
T: +442045246427 M: +447900057563

Paddy Lynam

Patrick.Lynam@mills-reeve.com of Mills & Reeve LLP
T: +442076489264 M: +447467993279

The successful purchaser will be invited to exchange contracts within 10 working days of receipt of the legal pack.

The vendor does not have to accept the highest or any offer.

VIEWING AND DIRECTIONS

Interested parties are welcome to view at any time prior to notifying the selling agents.

From Monmouth turn south onto the A466 towards Chepstow to Redbrook. One village car park is at

What3Words: oath.hurricane.activates There is ample car parking elsewhere in the village.





01568 720159

**Wall End Farm, Monkland
Leominster HR6 9DE**

jonathan@bengoughproperty.com

bengoughproperty.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Bengough in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Bengough nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated August 2025. Photographs dated July 2025.