



Sunderlands
Residential Rural Commercial

UPON INSTRUCTIONS OF HEREFORDSHIRE WILDLIFE TRUST LTD

**APPROX 119.29 ACRES
OF MOWING GRASS
UPON UPPER AND LOWER LUGG MEADOWS, HEREFORD**

TO BE SOLD BY PUBLIC AUCTION

on

24th June 2020 at 6.00pm

at

BARTESTREE VILLAGE HALL CAR PARK

BARTESTREE, HEREFORD, HR1 4BY

FOR HAY ONLY (silage is not permitted)

(Lots 3, 8, 9, 11, 12, 13 as per the attached plan)

Lots 3 & 8 are located on Lower Lugg

***COVID – 19 DISEASE PRECAUTIONS ***

THE AUCTION IS PLANNED TO GO AHEAD OUTSIDE AND ALL WHO ATTEND MUST FOLLOW AND ADHERE TO ALL GOVERNMENT COVID-19 ADVICE AND REGULATIONS. THE MINIMUM 2 METER SOCIAL DISTANCE WILL BE REQUESTED AT ALL TIMES WITH ALL PARTIES ASKED TO WASH AND/OR SANITISE HANDS PRIOR TO AND FOLLOWING THE AUCTION. THOSE WITH ANY ILLNESS SYMPTOMS OR SUSPICIONS OR DO NOT TO WISH TO ADHERE TO THE RULES ARE RESPECTFULLY ASKED NOT TO ATTEND. IDEALLY PAYMENTS TO BE MADE ELECTRONICALLY WITH 24HRS OF THE AUCTION.

IF NOT ATTENDING THE AUCTION AND WANTING TO BID YOU CAN LEAVE A COMMISSION BID WITH THE AUCTIONEERS WITHIN 24 HOURS BEFORE THE AUCTION. FOR YOUR PEACE OF MIND, THEY WILL CONFIRM RECEIPT OF THE BID.

Graham Baker

07831 119 337

&

Andrew Edwards

07825 066 859

www.sunderlands.co.uk

SPECIAL CONDITIONS ON LETTING OF ALL LOTS:

1. The successful bidder MUST pay the full price to the auctioneers within 24hours of the Auction. In light of Covid-19 these payments are preferred to be made electronically. Bank details will be made available at the Auction.
2. In the event of the grass crop being lost through fire, flood or tempest the vendors do not hold themselves liable and there will be no refund of the purchase monies or compensation payable.
3. **Penalty Clause** – If any of the land on the common is not mown, then HWT will mow and charge the Purchaser £25 per acre.
4. In the event that Curlew Chicks are identified as being present on Lower Lugg the Vendors reserve the right to exclude mowing from an area of about 100m x 100m around that site to protect the chicks.
5. No pesticides, herbicides or artificial fertilisers to be applied to the land.
6. No harrowing or rolling of the land.
7. The purchaser of each Lot to take one cut of hay only and to be removed from the land by the **31st July 2020**. Silage is not permitted.
8. **IMPORTANT** - The purchaser of each of the Lots is to telephone **James Hitchcock on 07341736179** 24 hours before their intention to mow the grass and a Member of the Wildlife Trust will confirm the exact boundaries of their respective Lots before actual mowing takes place.
9. No burning of old hay or refuse on the meadows.
10. None of the grass can be cut before 8th July 2020

DIRECTIONS AND VIEWING:

From Hereford take the A438 Ledbury Road past the Cock of Tupsley Public House and the Upper Lugg Meadows will be found at the bottom of the pitch on the left-hand side of the road.

The land may only be viewed by prior appointment and following government guidance with regard to Covid 19 including social distancing and hand washing/sanitising.

<i>Lot 3</i>	4.00 Acres
<i>Lot 8</i>	24.80 Acres
<i>Lot 9</i>	35.89 Acres
<i>Lot 11</i>	21.43 Acres
<i>Lot 12</i>	21.41 Acres
<i>Lot 13</i>	11.76 Acres
	119.29 Acres

For Further Details contact either

Graham Baker - 07831 119 337

Andrew Edwards – 07825 066 859

