



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

**30th June 2021 at 6.00pm at
BARTESTREE VILLAGE HALL
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
Lots 9, 11, 12 & 13 are located on Upper Lugg

THE AUCTION IS PLANNED TO GO AHEAD OUTSIDE AND WE REQUEST THAT ALL WHO ATTEND FOLLOW AND ADHERE TO GOVERNMENT COVID-19 ADVICE AND REGULATIONS INCLUDING THE MINIMUM 2 METRE SOCIAL DISTANCE AND HAND SANITISING PRIOR TO AND FOLLOWING THE AUCTION.

If you wish to place a bid without attending the auction in person then please contact the Auctioneers on their mobiles so to place a commission bid and they will confirm receipt. Please leave full contact details.

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 2021**. Silage is not permitted.
8. **IMPORTANT** - The purchaser of each of the Lots is to telephone **Ian James** on **07598 267767** 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.

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>Lower Lugg</i>
<i>Lot 8</i>	24.80 Acres	<i>Lower Lugg</i>
<i>Lot 9</i>	35.89 Acres	<i>Upper Lugg</i>
<i>Lot 11</i>	21.43 Acres	<i>Upper Lugg</i>
<i>Lot 12</i>	21.41 Acres	<i>Upper Lugg</i>
<i>Lot 13</i>	11.76 Acres	<i>Upper Lugg</i>
	119.29 Acres	

For Further Details contact either

Graham Baker - 07831 119 337

Andrew Edwards – 07825 066 859

