



Sunderlands
Residential Rural Commercial

Hereford 01432 356161

hereford@sunderlands.co.uk

Hay-on-Wye 01497 822522

hay@sunderlands.co.uk

www.sunderlands.co.uk

**99.59 acres of Pasture
and Arable Land
available to let adjacent to
Nordam Farm, Leominster**



**Available as a Whole Only
To Let by Informal Tender
Tenders to be received by
12 Noon on Monday 31st October 2022**

All Tenders to be received in writing on the attached form addressed to either:

Mr Matthew Nicholls BSc (Hons) MRICS MNAVA

Mr Rory Matthews Bsc (Hons) MRICS

Sunderlands, 3 Pavement House,

The Pavement, Hay-on-Wye, Herefordshire. HR3 5BU

Ref: Matthew Nicholls 07811 521267 email m.nicholls@sunderlands.co.uk

Rory Matthews 07983 465226 email r.matthews@sunderlands.co.uk

General Remarks and Particulars

99.59 Acres of Land adjacent to Nordan, Farm Leominster

Sunderlands are instructed to offer 99.59 acres / 40.30 hectares of productive grassland and stubble turnips approximately 1.3 miles outside of Leominster. Approximately half of the land is laid to stubble turnips, with the other half being grass with turnips sown in. The land benefits from a mains water supply and good roadside access. The fences are mainly stock proof, however any interested parties are advised to view the land and draw their own conclusions. The most eastward field (see attached plan) is severed from the rest of the land by a railway line. This line is easily passable via communicating with the line operator, contactable through a phone on site.

To land is let from Tuesday 1st November until the 5th April 2022 under a Grazing/Cropping Licence.

DIRECTIONS

The land is located approximately 1.3 miles out of Leominster. Proceed along the B4361 out of Leominster headed towards Luston. The land can be found on the right-hand side before reaching the Quarry Farm Shop. Location plan attached.

HEADS OF TERMS

1st November 2022 to 5th April 2023. The Vendor will claim the BPS scheme and the licensee will adhere to all BPS rules. The land is available to let as a whole only.

All tenders will be based on the fact that all potential licensees have suitably inspected the land and satisfied themselves to the condition of the boundaries and water supplies available in each lot before the tender is submitted.

The licensee will be responsible for keeping their stock within the defined lotted boundary as per the attached plan.

TERMS & CONDITIONS

1. The agreement will commence once the Grazing fee has been paid in full and the Agreement as prepared by Sunderlands has been signed and completed.
2. The Licensor of the land will claim the BPS, the Licensee is not to breach any obligations under the scheme.
3. The Licensee is to comply with all legal requirements and to indemnify the Licensor for all losses and expenses relating to any non-compliance with legislation.
4. The Licensee is not to bring or allow any dangerous unfit or diseased animal on to the land and shall promptly remove any infected, injured or troublesome animals from it.
5. The Licensee must ensure that the land does not become poached by the livestock. There is to be no supplementary feeding on the land without the Licensors prior written consent.
6. The Licensee will be the keeper of the animals for DEFRA/RPA purposes and will be solely responsible for their supervision and welfare.
7. Grazing of sheep only.

VIEWING

Viewing may take place at any reasonable time during daylight hours providing you have informed the Agent and have a copy of these sales details to hand. Please respect the land and ensure that all gates remain closed.

TENDERS

Only tenders in writing or emailed will be considered and these should be received to Mr Matthew Nicholls, Sunderlands, 3 Pavement House, The Pavement, Hay-on-Wye, Herefordshire. HR3 5BU **no later than 12 noon on Monday 31st October 2022 in a sealed envelope marked "Land adjacent to Nordan Farm"**

The owner of the land reserves the right not to accept the highest tender and indeed the right not to accept any tender at all.

Ref: Matthew Nicholls BSc (Hons) MRICS MNAVA

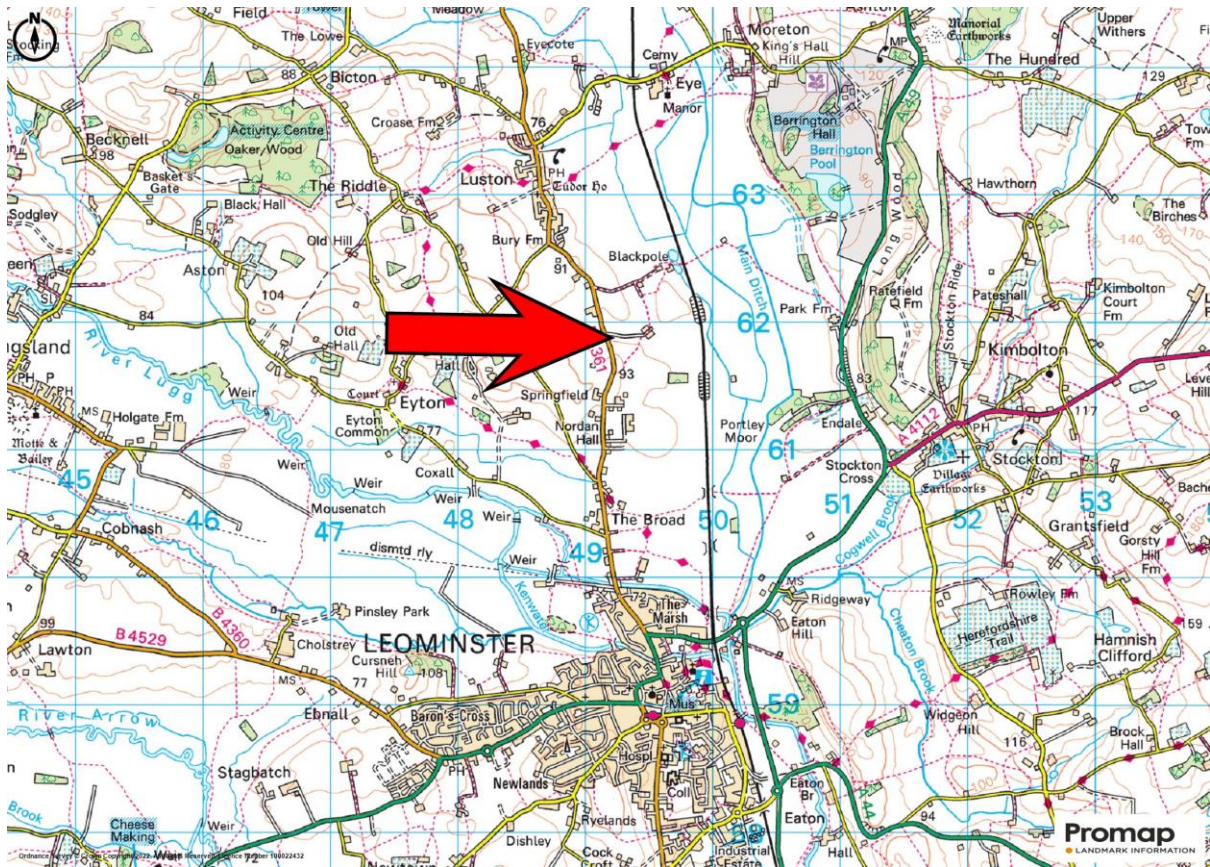
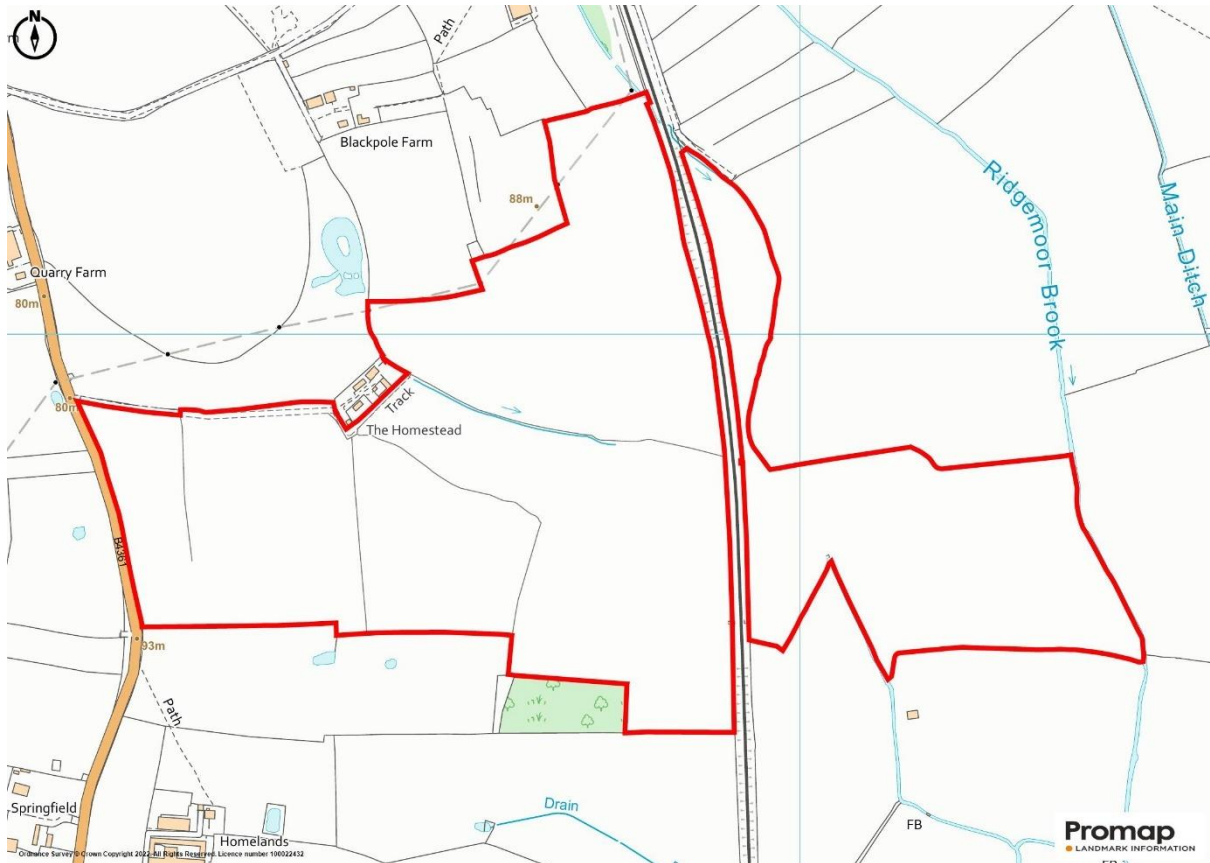
Mobile 07811 521 267

Email: m.nicholls@sunderlands.co.uk

Rory Matthews BSc (Hons) MRICS

Mobile 07983 465 226

Email: r.matthews@sunderlands.co.uk





INFORMAL TENDER – SUBJECT TO CONTRACT

Grazing Agreement at Land adjacent to Nordan Farm

OFFERS TO BE RECEIVED BY 12 noon on Monday 31st October 2022

Name of Prospective Licensee(s): (Business name)

Address:

Postcode:

Telephone No: (day): (eve):

I hereby tender the sum of:

£.....

TERMS AND CONDITIONS

1. Offers must be received **no later than 12 noon on Monday 31st October 2022 in a sealed envelope marked “Land adjacent to Nordan Farm” Tender Ref: Matthew Nicholls or e-mailed to Matthew Nicholls / Rory Matthews.** Please confirm receipt of all email tenders by telephone. We will not be held responsible for any tender that we have not seen.
2. The owner reserves the right to accept any tender which may not necessarily be the highest and also reserve the right to refuse all tenders if so wished.
3. The transaction will remain strictly subject to contract until the Grazing Licence has been signed and completed. If the licence is not signed and the licence fee is not received prior to the 1st November 2022, the owner reserves the right to offer the land to another party.