



Sunderlands
Residential Rural Commercial

UPON INSTRUCTIONS OF HEREFORDSHIRE WILDLIFE TRUST LTD AND PLANTLIFE

**APPROX 237.11 ACRES
OF MOWING GRASS
UPON UPPER AND LOWER LUGG MEADOWS AND HAMPTON
MEADOW, HEREFORD**

TO BE SOLD BY PUBLIC AUCTION

on

8th June 2023 at 6 pm

at

BARTESTREE VILLAGE HALL

BARTESTREE, HEREFORD, HR1 4BY

FOR HAY ONLY (silage is not permitted)

Graham Baker

07831 119 337

&

Will Norris

01432 356 161

<i>Lot 1</i>	Hampton Meadow	<i>HWT</i>	25.42
<i>Lot 2</i>	Hampton Meadow	<i>HWT</i>	12.64
<i>Lot 3</i>	Hampton Meadow	<i>HWT</i>	15.18
<i>Lot 4</i>	Lower Lugg	<i>Plantlife</i>	2.00
<i>Lot 5</i>	Lower Lugg	<i>Plantlife</i>	22.00
<i>Lot 6</i>	Lower Lugg	<i>HWT</i>	4.00
<i>Lot 7</i>	Lower Lugg	<i>Plantlife</i>	21.25
<i>Lot 8</i>	Lower Lugg	<i>Plantlife</i>	8.00
<i>Lot 9</i>	Lower Lugg	<i>Plantlife</i>	23.00
<i>Lot 10</i>	Lower Lugg	<i>Plantlife</i>	7.00
<i>Lot 11</i>	Lower Lugg	<i>HWT</i>	16.68
<i>Lot 12</i>	Upper Lugg	<i>HWT</i>	34.78
<i>Lot 13</i>	Upper Lugg	<i>Plantlife</i>	11.97
<i>Lot 14</i>	Upper Lugg	<i>HWT</i>	21.43
<i>Lot 15</i>	Upper Lugg	<i>HWT</i>	11.76

SPECIAL CONDITIONS ON LETTING OF ALL LOTS:

1. The successful bidder **MUST** pay the full price to the auctioneers on the night or within 24 hours of the Auction. Electronic payment to Sunderlands is preferred.
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 within a purchased lot is not mown HWT / Plantlife will mow the land and charge the Purchaser £25 per acre.
4. No pesticides, herbicides or artificial fertilisers to be applied to the land.
5. No harrowing or rolling of the land.
6. The purchaser of each Lot to take one cut of hay only and to be removed from the land by the **31st July 2023**.
7. Silage is not permitted.
8. No burning of old hay or refuse on the meadows.
9. All Purchasers **MUST** contact **David Hutton at Hereford Wildlife Trust on 01432 356872 or 07494 045012** a minimum of 48hrs before any mowing. David may delay the start date due to the possibility of nesting curlew, this is explained in more detail below.

CUTTING DATES

Upper Lugg - The earliest of 17th June 2023 & remove by 29th July.

Lower Lugg and Hampton Meadow - **No mowing unless first contacting David Hutton at Hereford Wildlife Trust on 01432 356872 or 07494 045012**. If David allows, the earliest cut date might be 1 July, if Curlew is present the mowing will be delayed. No cutting can take place unless giving David 48hrs notice.

In the event that curlew nests are identified the Vendors reserve the right to exclude mowing from an area of about 100m x 100m around the nests site for its protection. If the chicks are present the exclusion area may be larger and the mowing may be delayed until the chicks are fledged. If the delay extends beyond 29th July, the Penalty for non-mowing will not be enforced and mowing must take place as soon as possible after notification that the curlew chicks have fledged.

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 and Lower Lugg Meadows on the right-hand side. For Hampton Meadows travel along Tidnor Lane for 2 miles and it will be sign posted just past Longworth Hall. The land may only be viewed by prior appointment.

