



Sunderlands
Residential Rural Commercial

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**285.21 acres of Pastureland
available to Let at
Brynmelys, Hundred House,
Llandrindod Wells, Powys, LD1 5RR**



**Available in 7 Lots
To Let by Informal Tender
Tenders to be received by
12 Noon on Thursday 14th March 2024**

All Tenders to be received in writing on the attached form addressed to:
Mr Rory Matthews BSc (Hons) MRICS,
Sunderlands, 3 Pavement House,
The Pavement, Hay-on-Wye, Herefordshire. HR3 5BU
Ref: Rory Matthews 07983 465 226 email r.matthews@sunderlands.co.uk

General Remarks and Particulars

284.73 Acres of Land at Brynmelys, Hundred House, Llandrindod Wells, Powys, LD1 5RR

Sunderlands are instructed to offer 285.21 acres / 115.42 hectares of productive grassland and upland pasture near Hundred House for the 2024 Grazing/Cropping period.

To land is to be let under a Grazing/Cropping Licence.

HEADS OF TERMS

Lots 1, 2, 3, 4, 5, 6	18 th March 2024 to 31 st December 2024
Lot 7	1 st April 2024 to 31 st December 2024

The Vendor will claim the BPS scheme and the licensee will adhere to all BPS rules. The land is available to let in 7 lots as detailed below.

All Lots are for sheep grazing 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 boundaries 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.

FERTILISER

The licensor will themselves apply fertiliser on the land at a time deemed suitable depending on weather and ground conditions. The proposed application rates as detailed below are approximate.

Lots 1, 2, 3, 4, 5	100 Cwt per acre
Lot 6	1.5 tonnes
Lot 7	3 tonnes

ACCESS

Lots 1, 2, 3, 4, 5 & 6 are easily accessed from the A481 highway.

Lot 7 is best accessible via a stone roadway leading off a private farm track. There is also a right of way passing over a neighbouring property.

LOADING FACILITIES

There are loading, unloading, and handling facilities available at Brynmelys Farm at request.

VIEWING – STRICTLY BY APPOINTMENT ONLY

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.

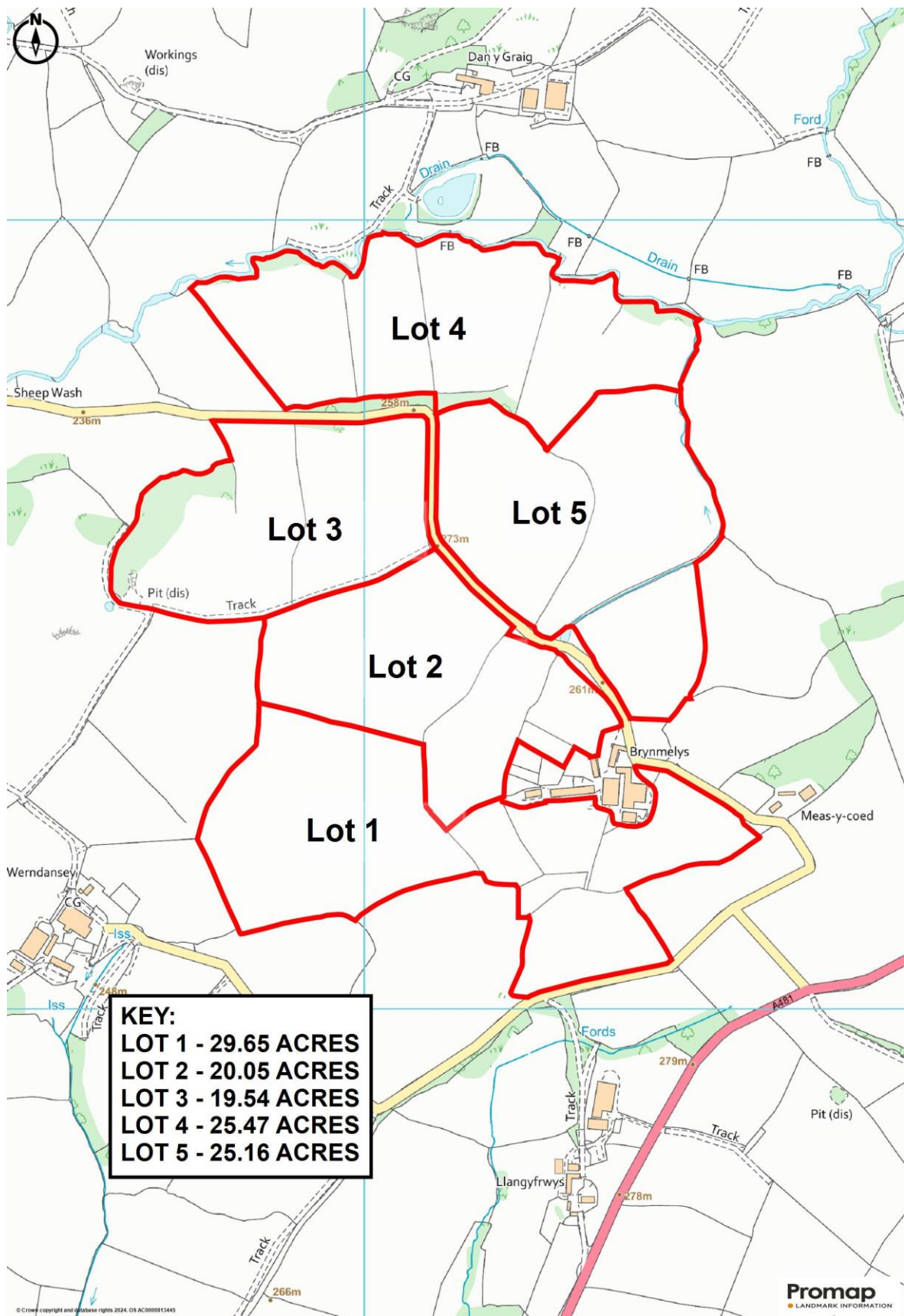
OUTBUILDINGS

There are NO outbuildings included with lots 1, 2, 3, 4, ,5, & 6.

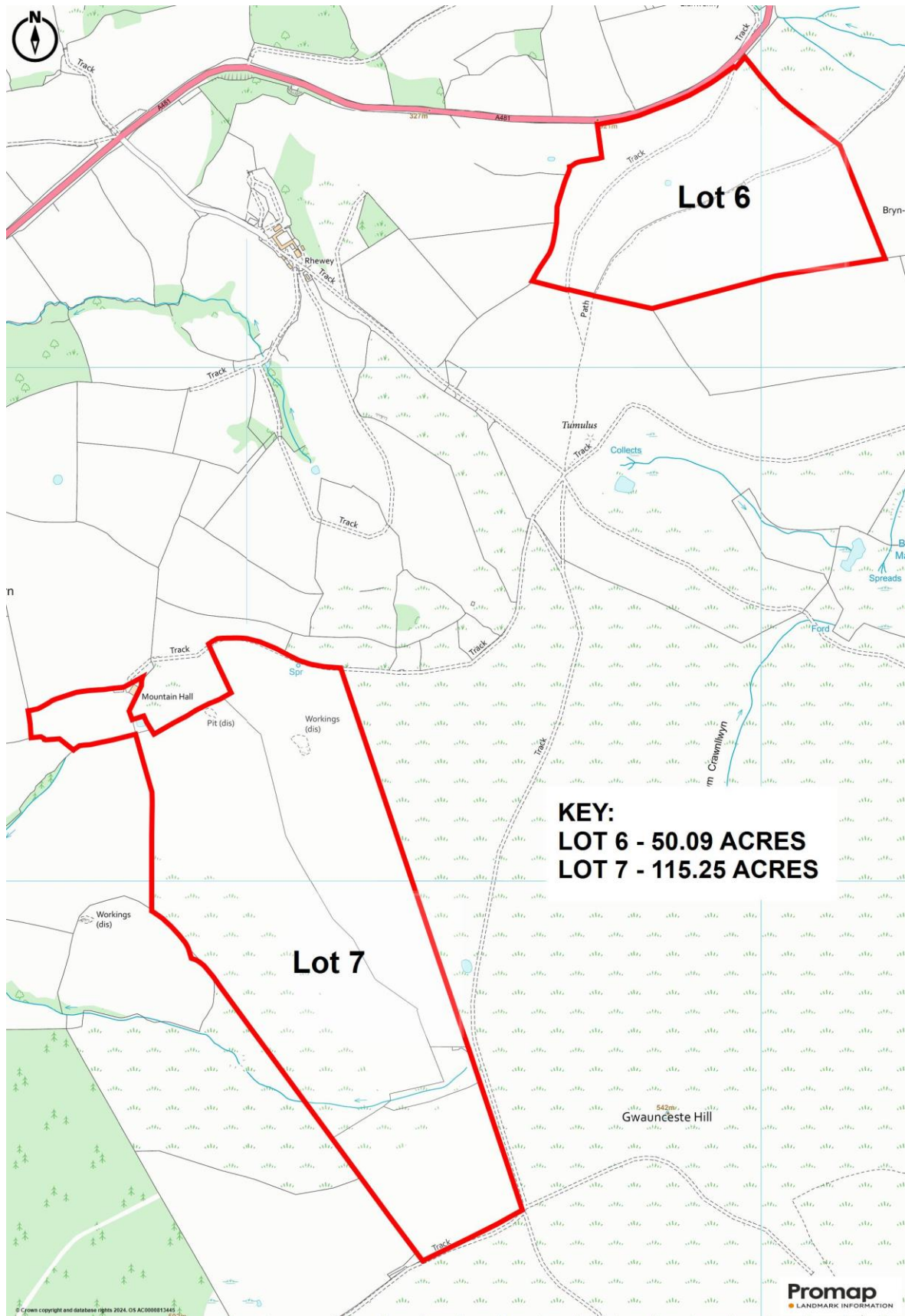
Lot 7 includes a single steel framed livestock building measuring circa 60ft x 40ft.

SCHEDULE

<u>Lots</u>	<u>Acres/Hectares</u>	<u>Water Supply</u>
1	29.65 / 12.00	Water Tanks off Private Borehole
2	20.05 / 8.12	Water Tanks off Private Borehole
3	19.54 / 7.91	Water Tanks off Private Borehole
4	25.47 / 10.31	Natural
5	25.16 / 10.18	Water Tanks off Private Borehole
6	50.09 / 20.27	Water Tanks off Spring
7	115.25 / 46.64	Water Tanks off Spring
TOTAL	285.21 Acres 115.42 Hectares	



Plan for Identification purposes only.



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INFORMAL TENDER – SUBJECT TO CONTRACT

Grazing Agreement – Land at Brynmelys

OFFERS TO BE RECEIVED BY 12 noon on Thursday 14th March 2024

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

Address:

Postcode:

Telephone No: (day): (eve):

I hereby tender the sum of:

Lot 1: 29.65 acres £.....

Lot 2: 20.05 acres £.....

Lot 3: 19.54 acres £.....

Lot 4: 25.47 acres £.....

Lot 5: 25.16 acres £.....

Lot 6: 50.09 acres £.....

Lot 7: 115.25 acres £.....

TERMS AND CONDITIONS

1. Offers must be received **no later than 12 noon on Thursday 14th March 2024 in a sealed envelope marked “Brynmelys Lands” Tender Ref: Rory Matthews or e-mailed to r.matthews@sunderlands.co.uk**. 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 commencement date, the owner reserves the right to offer the land to another party.