



GRASS KEEP

**About 21.53 Acres (8.71 Hectares)
in 1 Lot**

**For Sheep or Cattle Grazing
Situated at Bodenham
Hereford
HR1 3JU**

What3Words: [///prop.jolly.plump](https://www.what3words.com/prop.jolly.plump)

The grass keep is available for sheep until 30th November 2024 or cattle until 31st October 2024. Sheep preferred.

**Available by Informal Tender
Tender Deadline 12 Noon on Friday 17th May 2024**

Ref: Katie Bufton

TERMS AND CONDITIONS

1. The agreement will commence once the grazing fee has been paid and agreement as prepared by Sunderlands has been signed and completed.
2. The Licensor of the land will claim the Basic Payment. 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. There is a public footpath across the land.
5. The Licensee will be responsible for ensuring that no livestock stray from the land and so should check the boundaries before submitting a tender.
6. 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.
7. The Licensee will be the keeper of animals for DEFRA/RPA purposes and will be solely responsible for their supervision.
8. The Licensee will reimburse the Licensor at the end of the Licence for any water used, if any, during the Licence period.
9. The Licensor reserves the right to enter the land into SFI LIG1 grassland with very low nutrient inputs as per the enclosed information.

A copy of a draft licence can be provided to prospective Licensees prior to making an offer.

This will be sent by email only if requested.

Description

The land is relatively flat with good roadside access. There is a natural water supply to the fields via the adjoining River Lugg. There are no handling facilities. The Licensor will trim the hedges.

Location

The land is in the centre of the village of Bodenham north of Hereford. The main access to the land is via the main road to the north as per the Sunderlands Grass Keep sign.

Viewing

The land may be viewed during daylight hours with letting details in hand. Please close roadside gates.

Enquiries

Please contact Katie Bufton on 01432 356161.

LIG1: Manage grassland with very low nutrient inputs (outside SDAs)

This action's aim

This action's aim (applicable to LIG1 and LIG2) is that the grassland produces a sward with:

- flowering grasses and wildflowers from late spring and during the summer months
- a variety of plant heights by autumn, with some covering of flowering grasses and wildflowers left to go to seed and tussocky grass allowed to develop

The purpose of this is to:

- provide nectar and shelter for invertebrates and a food supply for farmland birds
- support an Integrated Pest Management (IPM) approach if located close to cropped areas
- minimise nutrients being carried in surface water runoff to watercourses

Where you can do this action

You can do:

- LIG1 on eligible agricultural land outside SDAs
- LIG2 on eligible agricultural land in the SDAs that's below the moorland line

The table below sets out what land is eligible for LIG1 and LIG2.

What to do

You must minimise the use of nutrient inputs on the grassland entered into LIG1 or LIG2 by applying no more than either:

- 12 tonnes per ha of cattle farmyard manure
- equivalent amounts of available nutrients as fertiliser or in other organic manures as an alternative to cattle farmyard manure

You must also do the following on the grassland entered into LIG1 and LIG2:

- graze it with livestock or cut it in a way that can reasonably be expected to achieve this action's aim
- minimise bare ground, so the soil is covered by vegetation and is not directly exposed to the elements

There must be an intact grass sward throughout the year, without compacted areas or poaching. You can carry out supplementary feeding of livestock on the grassland, but you must make sure this does not cause poaching.

You must not do the following on the grassland:

- apply digestate or any other industrial by-product, including paper waste
- carry out mechanical activities, including hay and silage cutting, in a way that may disturb breeding birds or damage nests
- carry out drainage works
- plough, cultivate or re-seed it
- use pesticides, except for herbicides to weed wipe or spot treat for the control of injurious weeds, invasive non-native species, nettles or bracken
- allow areas of scrub to develop on land with historic or archaeological features

If the grassland will be cut for conserved forage, you must:

- not graze or cut it for a continuous period of at least 7 weeks during the spring and summer months before taking the forage cut, to allow the sward to develop flowering grasses and wildflowers
- leave an uncut margin around the edge of the land parcel when it's cut for conserved forage, to help provide shelter for invertebrates

After you've cut the area for conserved forage, you must manage it in a way that can reasonably be expected to achieve this action's aim.

If you're already managing grassland with very low nutrient inputs, you can use it to meet this action if it:

- meets the requirements explained above
- is not already being paid for under another ELM scheme agreement option, such as CS option GS2 (permanent grassland with very low inputs – outside SDAs) or GS5 (permanent grassland with very low inputs – SDAs)

When to do it

You must do your chosen actions (LIG1 or LIG2) each year of your 3-year SFI agreement.

How to do it

It's up to you how you complete LIG1 or LIG2, as long as you do it in a way that can reasonably be expected to achieve this action's aim.

You may find it helpful to read the voluntary guidance on [how to manage grassland with very low nutrient inputs](#), but you do not have to follow it.

What evidence to keep

You should keep evidence to show what you've done to complete the action (LIG1 or LIG2). This will help if it's not clear that you've completed the action (LIG1 or LIG2) in a way that could reasonably be expected to achieve this action's aim. You must supply this evidence if we ask for it.

This evidence could include photographs and other documentation to show what you've done to complete this action. It could also include field operations at a land parcel level and associated invoices.

If you choose to take photographs, read the guidance on [how to take photographic evidence for SFI actions](#).

Published 23 June 2023

Last updated 18 September 2023 [+ show all updates](#)





INFORMAL TENDER – SUBJECT TO CONTRACT

GRAZING OR PART MOWING AT BODENHAM, HEREFORD, HR1 3JU

TENDERS ON THIS FORM TO BE RECEIVED BY

12 Noon on Friday 17th May 2024

At Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ

Name of Prospective licensee (s):

Address:

.....

Postcode:

Telephone (mobile) Email

Proposed Use

My/our offer is: £.....

(in words)

Signed:

Date:

PRINT NAME.....

TERMS AND CONDITIONS

1. Offers must be received in a sealed envelope or email clearly marked “**BODENHAM GRASS LET” Ref Katie Bufton**” at Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ or k.bufton@sunderlands.co.uk by **12 Noon on Friday 17th May 2024.**
2. The vendors reserve the right to accept any offer(s), which may not be the highest offer(s) and reserve the right not to accept any offer(s) at all.
3. The transaction will remain strictly subject to contract until the Licence Agreement has been signed and completed.