



Sunderlands

Residential Rural Commercial

By Direction of Mr J Ruell

TO LET BY INFORMAL TENDER

**LAND TO LET AT LUSTON FOR THE GRAZING OF
SHEEP ONLY,
HEREFORDSHIRE**

Postcode: HR6 0AS

What3words: ///musically.plays.dolphin



Pastureland Totalling About 87.29 Acres

BEST OFFERS TO BE RECEIVED BY 28th NOVEMBER 12 NOON

Ref: Andrew Edwards and Matthew Binns

GENERAL INFORMATION

DESCRIPTION

The land on offer consists of approximately 87.29 acres of permanent pasture for the grazing of sheep only.

All the land is stock proofed with suitable fencing or hedgerows. It should be noted that a public footpath is present across part of the land and the Landlord will not accept any liability for damage caused as a result of the general public.

The Landlord will retain the right to retaining the BPS (delinked payments) and the Licensee will be required to comply with the requirements of the schemes and any statutory management requirements.

The land is currently stock proof with suitable fencing or hedgerows, this will be the responsibility of the grazier to maintain including any runback area.

It is the responsibility of the grazier to regularly check livestock and fences.

The red area on plan outlines field locations, numbers and grazing areas.

TERMS AND CONDITIONS

1. The Licensee will be required to sign a Grazing Licence as prepared by the Agents.
2. The Licence fee is to be paid to the agents in one instalment in advance
3. The Licensee must use the land according to the RPA good agricultural and environmental condition and to ensure all 'Cross Compliance' requirements are met and to leave the land clear and in a suitable condition free draining condition for the owner to plant a subsequent autumn crop.
4. It is the responsibility of the grazier to maintain and check the livestock and fencing.
5. There is no piped water directly to the fields although the fields run beside a brook. Water is the grazier's responsibility.
6. Management of the livestock is fully the grazier's responsibility. The owner of the land is not taking any responsibility.
7. The Landlord accepts no responsibility for any damage caused as a result of the general public.
8. Best Offers are to be received on the attached form at the Agents Offa House address **no later than 12 noon on Thursday 28th November 2024 in a sealed envelope marked '*Land to Let at Luston for Sheep Grazing Ref: Andrew Edwards*'.**

Andrew Edwards 07825 066859
Matthew Binns 01432 356161

LOCATION



SCHEDULE

RPA Field Number	RPA Field Size (Acres)
1722	23.05
9428	23.35
8044	24.12
7178	6.89
8658	9.88
Est. Total Acres	87.29

PLAN





INFORMAL TENDER – SUBJECT TO CONTRACT

Land to Let for Sheep Grazing ONLY totalling about 87.29 acres

Offers to be received by 12 NOON on Thursday 28th November 2024 at Sunderlands,
Offa House, St Peters Square, Hereford, HR1 2PQ or by email on request within
sealed envelopes clearly marked “*Land to Let at Luston for Sheep Grazing Ref:
Andrew Edwards*”

Name of Prospective Purchaser(s):.....

(Business name):.....

Address:

.....

Postcode:

Landline

Mobile

Email address:

My offer is:

£..... (In total)

(In words.....)

.....)

PTO FOR TERMS AND SIGNATURE

Signed:

Date:

Terms and Conditions

1. Offers must be received in a sealed envelope clearly "*Land to Let at Luston for Sheep Grazing Ref: Andrew Edwards*" at Sunderlands, Offa House, St Peters Square, Hereford, by 12 Noon on Thursday 28th November 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. Payment is to be made on acceptance of the tenders by the vendors.