

Upon kind instructions of PSJ Whittal

TENDER OF STUBBLE TURNIP GRAZING

**Situated at Bowling Green Farm, Clehonger, HR2 9SF
&
Marsh Farm, Eaton Bishop, HR2 9QT**

About 126.58 Acres of Stubble Turnips

Available in 2 Separate Lots:

Lot 1: About 58.09 acres / 23.51 ha (Bowling Green)

Lot 2: About 68.49 acres / 27.71 ha (Marsh Farm)

FROM

1st February 2025 to 24 March 2025

**Best offers
To be received by 12 Noon on
Thursday 19th December 2024**

Ref: Katie Bufton 07741 664053 / 01432 356161 (Option 3)

Lot 1

The land has been completely refenced this year and water is available. Any water usage will be included in the letting. The land is divided into two parcels and there is a footpath crossing the eastern parcel (6439) as per the attached plan.

Field Number	Area (acres)	Area (Hectares)
2145	20.71	8.38
6439	37.38	15.13
Total	58.09	23.51



Lot 2

The land is reasonably stock-proof but licensees must take their own view and bid accordingly. The Licensee will be responsible for ensuring the livestock remain contained and will need to supply and use electric fencing if required. There is water available via Cage Brook to the south of parcels 3154 & 6747.

There is a public footpath crossing the Lot through 5365 & 3154 as per the attached plan.

Field Number	Area (acres)	Area (Hectares)
3081	17.46	7.06
3154	17.44	7.06
5365	19.03	7.70
6747	14.56	5.89
Total	68.49	27.71



General Terms and Conditions

1. The Licensee will sign the Grazing Licence required by Sunderlands LLP and pay the full purchase price upon signing.
2. The Licensee is responsible for supervising stock, removing carcasses and responsibility for any damage caused from stock straying.
3. The land is entered into the Sustainable Farming Incentive CSAM2: Multi-species winter cover crop. The mix is predominantly stubble turnips with some clover and vetch.
4. The grazier is responsible for erecting temporary fencing on the land and is responsible for checking the boundaries and ensuring that the sheep do not stray.
5. The Licensee to insure any livestock, tractors and machinery for third party and public liability claims, whilst the same have any connection to the grazing outlined in these particulars.
6. The grazier is the keeper of the livestock and all the animal identification records and movement records must be kept by the owner of the stock and should the Licensor of the ground require a copy of these records they must be made available immediately. The link farm holding number will be supplied on request.

Directions

Lot 1

From Hereford take the Abervanny Road (A465) then take the right turn signposted Clehonger. Continue along this road for around a mile. Turn left at the large tarmacked

entrance called Court Barns. The land is located to the left and right of the access road as per the site plan.

Lot 2

From Hereford take the Abervanny Road (A465) then take the right turn signposted Clehonger. Continue along this road after Clehonger. continue along the road for another mile taking the third exit left after a small timber fenced orchard. Continue along this drive passing the farmhouse and poultry buildings. After the poultry buildings there is a gateway to your left, follow the hedgerow as per the blue dotted line into field 3158.

What3Words:

Lot 1

///topical.zaps.narrates

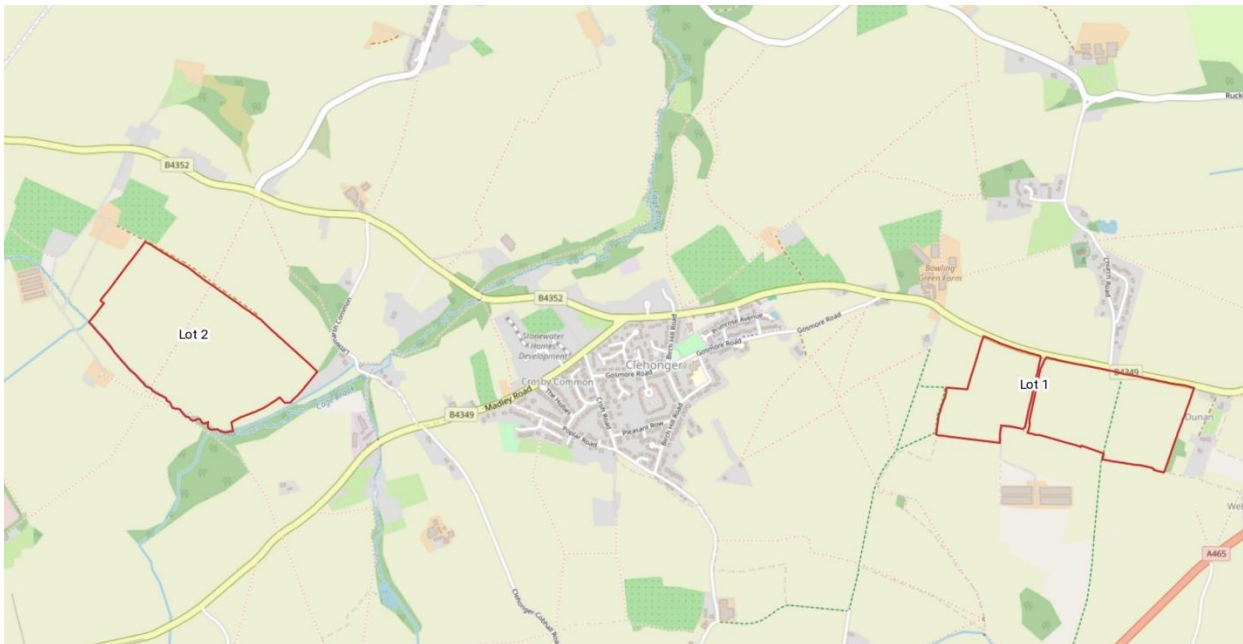
Lot 2

///cared.expel.aged

Viewing:

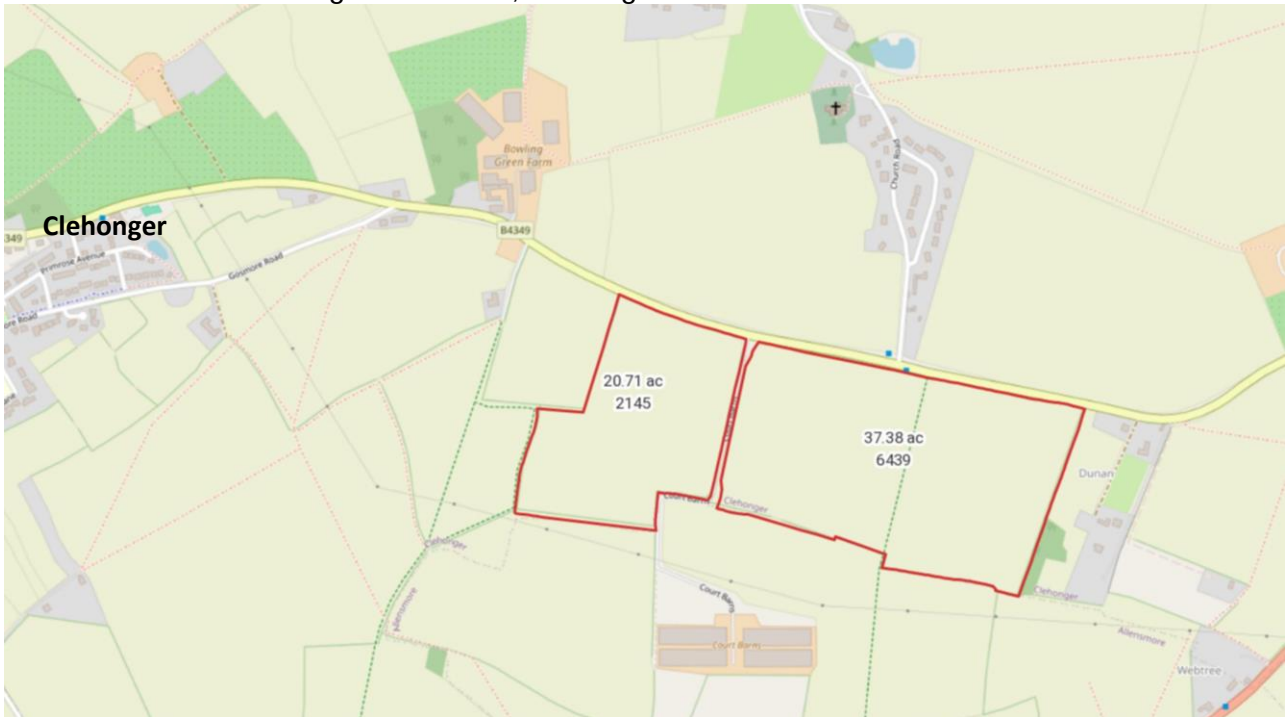
Viewing may take unaccompanied during daylight hours with a set of particulars in hand. Please take care when parking and walk the land on foot only. Please ensure any gates are kept closed.

Location Plan:



Site Plans

Lot 1 – Land near Bowling Green Farm, Clehonger



Lot 2 – Land at Marsh Farm, Eaton Bishop



INFORMAL TENDER – SUBJECT TO CONTRACT

About 126.58 Acres of Stubble Turnips in Two Lots

Available in 2 Separate Lots:

Lot 1: About 58.09 acres / 23.51 ha (Bowling Green)

Lot 2: About 68.49 acres / 27.71 ha (Marsh Farm)

OFFERS TO BE RECEIVED BY 12 noon on Thursday 19th December 2024

Name of Prospective Tenant(s).....(Business name)

Address :

.....

..... Postcode:.....

SBI No:

Main Holding No/...../.....

Telephone No.

(day): (eve): (mob):

Lot 1: My/our offer for about 58.09 acres / 23.51 ha of stubble turnip grazing near Bowling Green

£..... (in total)

(in words)

Lot 2: My/our offer for about 68.49 acres / 27.71 ha of stubble turnip grazing at Marsh Farm

£..... (in total)

(in words)

TERMS AND CONDITIONS

1. Offers must be received in a sealed envelope no later than 12 noon on Thursday 19th December 2024 in a sealed envelope marked '*Stubble turnip grazing Ref Katie Bufton*'. Alternatively, they can be sent by email to; k.bufton@sunderlands.co.uk
2. The owner does not commit himself to accept either the highest or any tender.
3. The transaction will remain strictly subject to contract until the Licence Agreement has been signed and completed.