



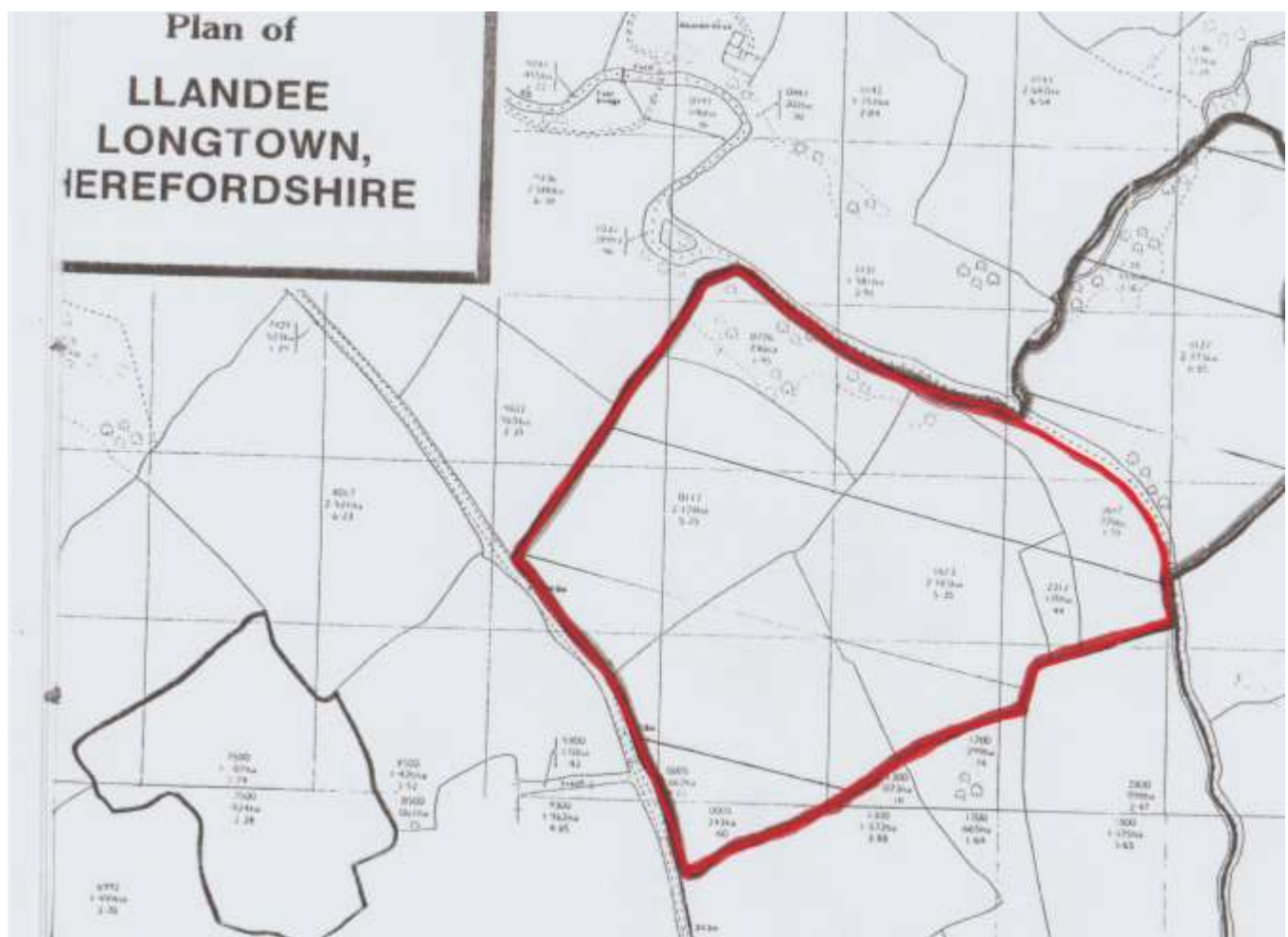
**On kind instructions Sunderlands will offer
TO LET
19.49 ACRES OF GOOD PASTURE LAND
comprising part of Land at Llandee, Longtown**

to be offered FOR LET on a Grazing Licence
available from 1st May until 31st December 2020

Available in one lot.

Land available for sheep grazing only. Licensor to claim entitlements.

CONTACT: Matthew Nicholls 07811 521 267



Letting Agents: Sunderlands 1862 LLP,
Contact: m.nicholls@sunderlands.co.uk
Tel: 07811 521 267 for further enquiries

Guide Price: £70-£100 per acre

Land At Llandee, Longtown, Herefordshire

Description:

This is an excellent and relatively rare opportunity in this area to acquire a useful block of rental ground for the purpose of grazing sheep. The land is split into very usefully sized enclosures for the ease of grazing and management and extends to 19.49 acres.

The land has already had the benefit of an application of 2 tonne of 20/10/10 fertiliser. The land is in excellent heart and has been farmed to a good standard in recent years. The land is not available to claim single farm payment, this will be claimed by the licensor.

Use and Management:

For Sheep Grazing only.

Boundaries:

The boundaries are in good order and the licensors will maintain and trim the hedges and fences as required.

Water:

There is an ample water supply through which is provided by the Escley Brook.

Sporting Rights: These will be kept in hand and are not included within the licence.

Basic Payment Scheme & Glastir: There are no Basic Payment Scheme entitlements included within the let and the Licensors will be claiming the Basic Payment Scheme throughout the term. Graziers will be expected to comply with all cross compliance regulations and indemnify the licensors for any losses caused by the licensee.

VIEWING:

Due to the CORONAVIRUS OUTBREAK viewing is strictly by appointment and by contacting Matthew Nicholls. Do not walk the land without first contacting the agent. All viewers inspect the land at their own risk and neither the letting agent nor the land owners accept any responsibility or liability for any injury howsoever caused.

Schedule of Acreage

Field Number	Field Size Acres
0005	4.71
0117	5.25
1613	5.35
2312	0.44
2617	1.79
0726	1.95
TOTAL	19.49

The land is as denoted on the attached map outlined in red.

DIRECTIONS:

From Vowchurch continue to the village of Michaelchurch Escley. Turn left at the junction and head towards Longtown and continue for approximately 2 miles where the land can be found on the left hand side.

Contact Details:

For further information please contact:
Matthew Nicholls: 07811 521 267

Supervision of Livestock:

The Licensee will be solely responsible for the supervision of their own livestock.

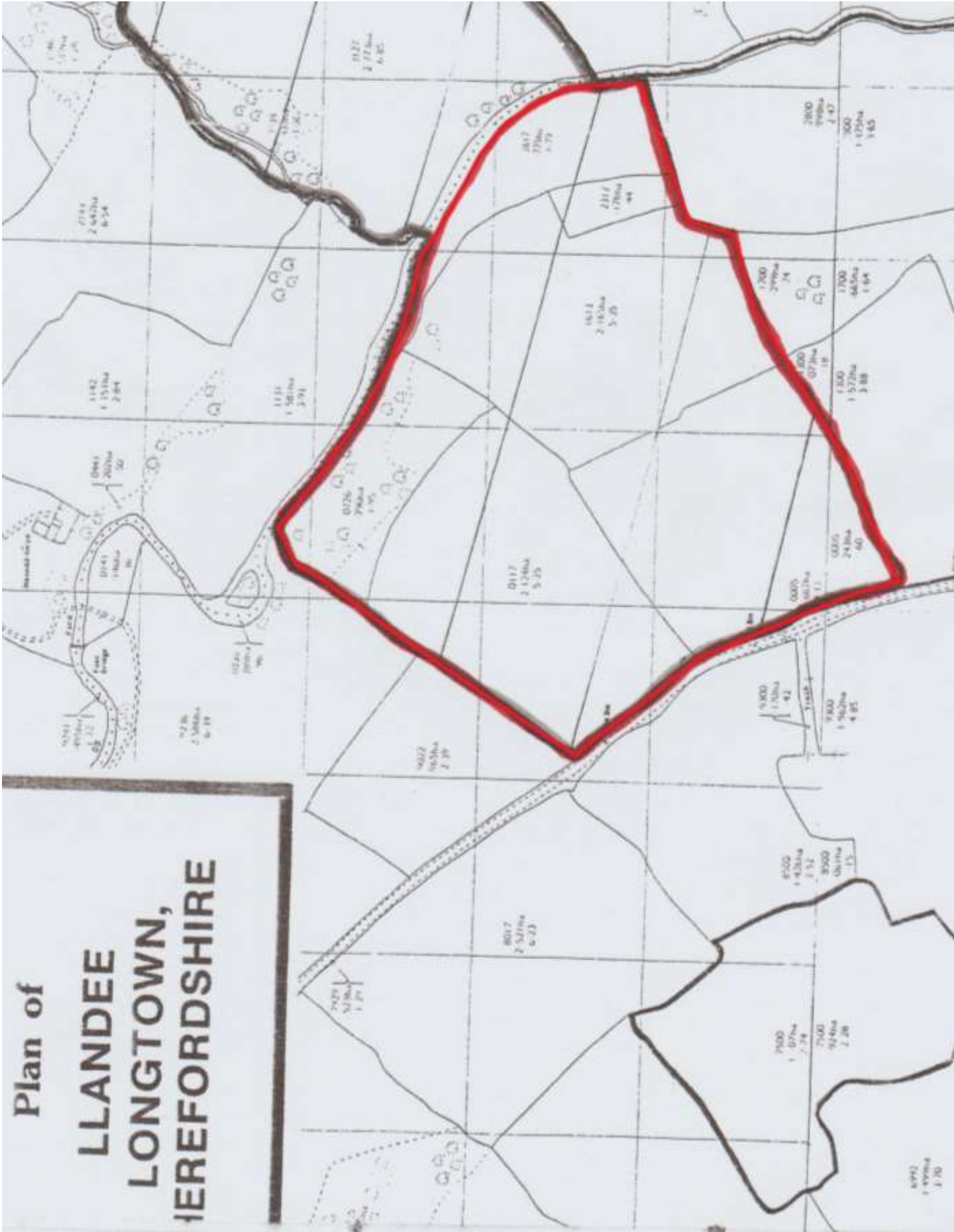
Conditions: The successful licensee will be required to keep the land in Good Agricultural and Environmental Condition and comply with all Cross-Compliance rules and regulations as stipulated by the Basic Payment Scheme and will insure all their stock on the premises. The licensee will further indemnify the licensors against any losses due to any breach of condition or regulations as laid down by the Basic Payment Scheme or Glastir Entry Scheme.

Guide Price: £70 - £100 per acre.

Payment:

The rental will be payable in advance at the commencement of the licence period. The licence must be signed and returned before the licence will commence.

Land At Llandee, Longtown, Herefordshire



Offa House | St Peters Square | Hereford HR1 2PQ
tel 01432 356161 fax 01432 352956 email enquiries@st-hereford.co.uk

3 Pavement House | Hay-On-Wye | Hereford HR3 5BU
tel 01497 822522 fax 01497 822533 email enquiries@st-property.co.uk

Property Misdescriptions Act 1991 Agents Note:-

Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. Room sizes are quoted to the nearest 1/10th of a metre on a wall-to-wall basis. The imperial equivalent in brackets is intended as an approximate guide for those not yet fully conversant with metric conversion. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. All the floor plans are produced to give the purchaser an idea as to the layout of the property, they are not to scale and their accuracy cannot be guaranteed. We wish to inform you that Sunderlands & Thompsons LLP are a member firm of the 'Ombudsman for Estate Agents Scheme' (OEAS) and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.