



Sunderlands
Residential Rural Commercial

By Kind Instruction of Messrs A & J Williams and family

**About 183.25 Acres (74.16 ha)
Of Excellent Ex-Dairy Grazing/Mowing Grass Keep
TO LET by INFORMAL TENDER**

As a Whole or in 3 Lots

**Sheep and/or Cattle Grazing
With One Cut Mowing Allowed**

Lot 1 can include either about 7.5 acres of either Licensor planted Stubble Turnips or new seeds.

Situated at

**Woodlands Farm and Muddyplox and Quareilly Farm,
Newton St Margarets,
Herefordshire, HR2 0QN**

The Grass keep is available until 30th September 2020.

Tender Forms to be received by email (post by arrangement)
by 12 noon Monday 11th May 2020 to
a.edwards@sunderlands.co.uk

Ref: Andrew Edwards
07825 066 859

Grass Keep at Newton St Margarets, Herefordshire, HR2 0QN

Description: This is rare and excellent opportunity to lease a well-situated large block of extremely productive ex-Dairy grazing land. Available as a whole or in 3 lots, as per the attached plans and schedule. Much of the land has benefitted from FYM application and Lot 1 and Lot 2 have mostly superb advanced crops of grass growing on them, as you would expect of Dairy pasture.

All lots have good roadside access. The Licensee is permitted to graze sheep and/or cattle on the land until 30th September 2020 and may also mow all fields a maximum of once only, provided all land is then aftermath grazed.

Water: Either tank or natural water supply.

Lot 1: Coloured Blue on plan. About 16.06 acres of superb advanced grass with roadside access.

Lot 2: Coloured Green on plan. About 76.23 acres of superb and mostly advanced grass with roadside access. Field 8346 is cultivated, and the Licensor (Williams) can, subject to your preference, either plant to Grass or Stubble Turnips.

Lot 3: Coloured Orange on plan. About 90.96 acres of pastureland. Includes some small areas of land soon to be re-planted with grass.

Guide Price: Offers suggested to be in the region of £80 - £100+/acre

Supervision of Livestock: The Licensors are not offering supervision of the livestock.

Environmental Stewardship: The Land is not within any Stewardship type scheme

Location: Post Code: **HR2 0QN**. The land is situated near to Middle Maes-Coed, about 15 miles from Hereford.

Directions: Heading from Hereford towards Peterchurch on the B438 take a left-hand turn towards Vowchurch. Follow the road through Vowchurch and up the Slough bank to 'Bob's Shop' / Crossway garage crossroads and turn left for St Margaret's. Follow the road until you reach Middle Maes-Coed. Turn left to head towards Lot 1 & 2 or continue to Lot 3. Please see attached direction plan. Post Code: **HR2 0QN**

Viewing arrangements: **DUE TO THE CORONAVIRUS OUTBREAK viewing is strictly by appointment and by contacting Andrew Edwards on 07825066859. Do not walk the land without first contacting the agent.**

We request you take all updated Government Coronavirus precautions such as hand washing/sanitising and social distancing. All viewers inspect the land entirely at their own risk and neither the letting agent nor Sunderlands nor the landowners accept any responsibility or liability whatsoever for any injury or loss howsoever caused.

The owners are classed as Vulnerable with regard Coronavirus and have expressly asked that no party viewing the land comes to or visits Woodland or Muddyplox farmyard or farmhouses and do not contact them direct. All land does have roadside access.

Enquiries: To view or if further details needed contact Andrew Edwards on 07825066859. If no immediate answer please leave a voice message or text to include contact number.

Grass Keep at Newton St Margarets, Herefordshire, HR2 0QN

Main Heads of Terms

1. The agreement will commence once the grazing fee has been paid in full with cleared funds with the Sunderlands licence agreement signed, completed and returned.
2. The Licence Fee is payable in advance in full direct to Sunderlands.
3. The Land is for grazing purposes only with a maximum of one harvest cut (Silage, Hay or Haylage) permitted, provided that harvested crop is removed within 21 days or harvest and all fields are aftermath grazed.
4. The Licensor of the land will claim the Basic Payment. The Licensee is not to breach any obligations under the scheme.
5. 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.
6. 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.
7. The Licensee will be entirely responsible for any stray livestock.
8. The Licensor reserves the right to carry out pasture topping of weeds in June/July as they see fit (weather permitting) on any fields which are not kept back for a harvest crop.
9. The Licensee is responsible for reimbursing the Licensor for water used at the prevailing mains water unit rate.
10. Tenders are based upon the current condition of boundaries however the Licensor shall ensure field silage bale stacks are stock proof fenced and shall improve field gateways prior to or as soon as practically possible following the start of the Licence.
11. 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 first obtaining the Licensors prior consent.
12. The Licensee will be the keeper of animals for DEFRA/RPA purposes and will be solely responsible for their supervision and movements.

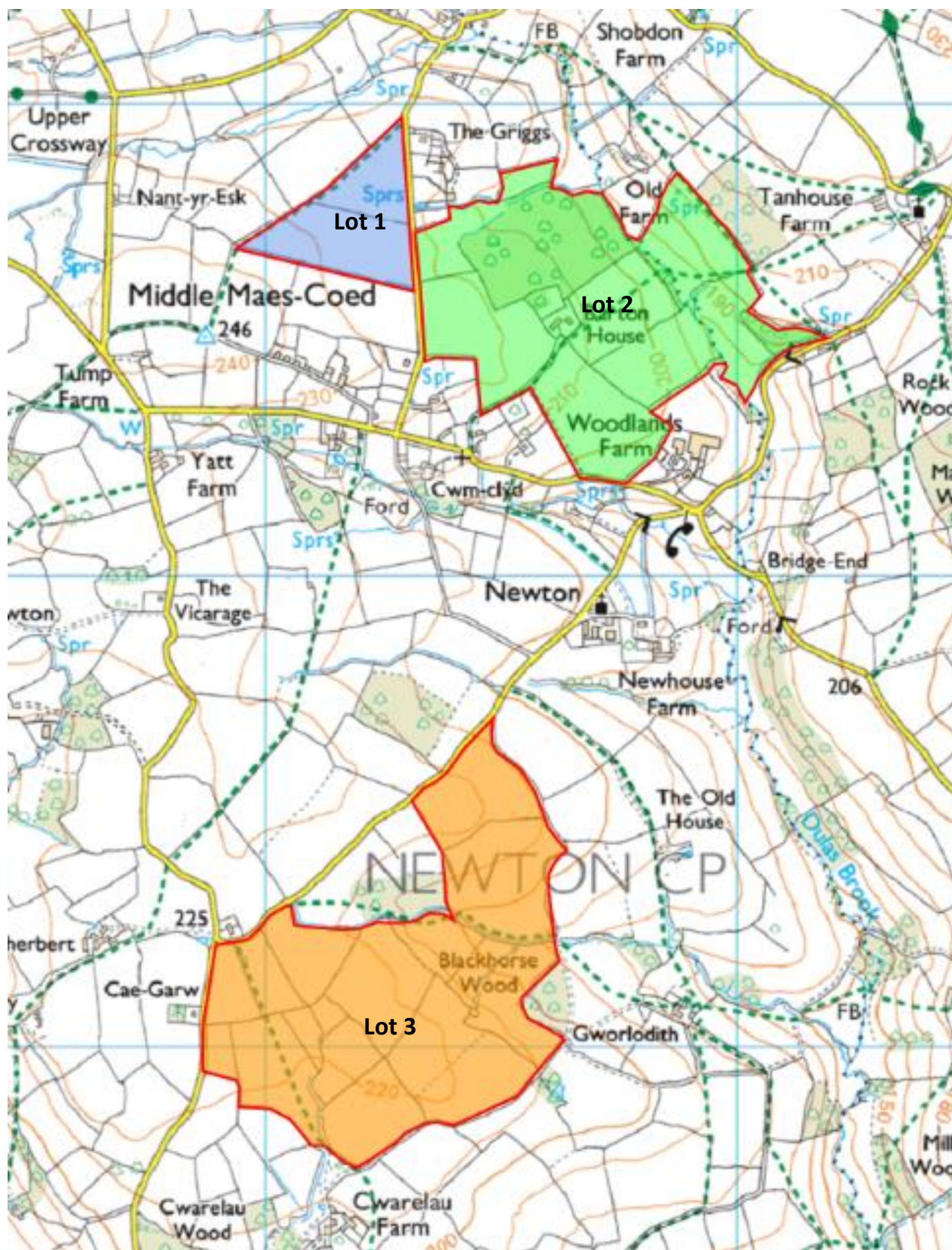
Land Schedule

	<i>Field</i>	<i>Acres</i>	<i>Hectares</i>
Lot 1 (Blue)	2484	6.00	
	1370	10.06	
	TOTAL	16.06	6.50

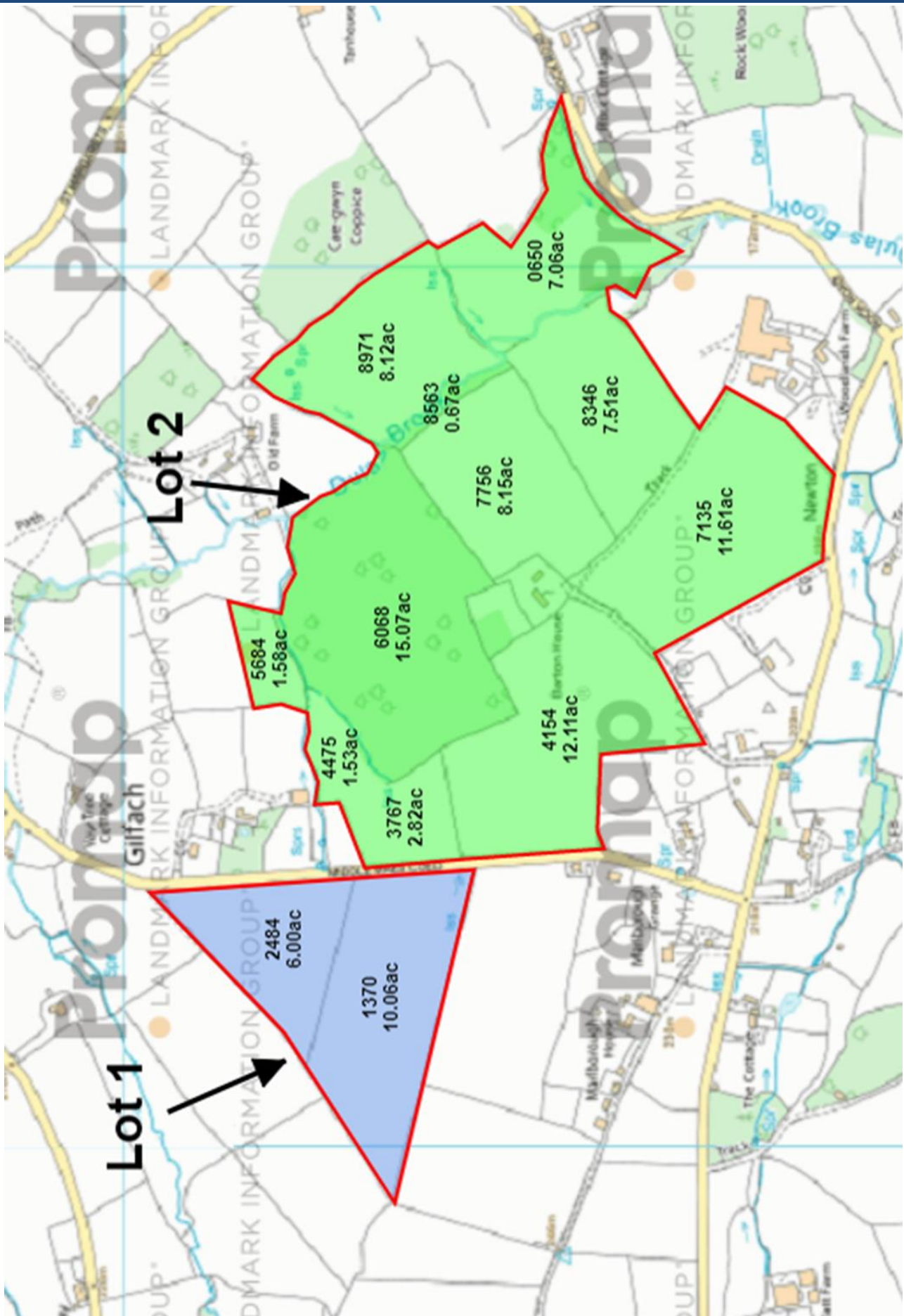
Lot 2 (Green)	3767	2.82	
	4475	1.53	
	5684	1.58	
	4154	12.11	
	6068	15.07	
	7756	8.15	
	8563	0.67	
	7135	11.61	
	8346	7.51	
	0650	7.06	
	8971	8.12	
	TOTAL	76.23	30.85

	<i>Field</i>	<i>Acres</i>	<i>Hectares</i>
Lot 3 (Orange)	4553	9.12	
	5034	12.95	
	3620	4.20	
	4615	2.39	
	5308	6.54	
	4593	6.98	
	3602	6.51	
	2412	9.17	
	0919	5.62	
	0022	3.47	
	1306	0.88	
	1797	3.74	
	2285	7.30	
	0002	7.03	
	9313	3.39	
	9098	1.67	
	TOTAL	90.96	36.81

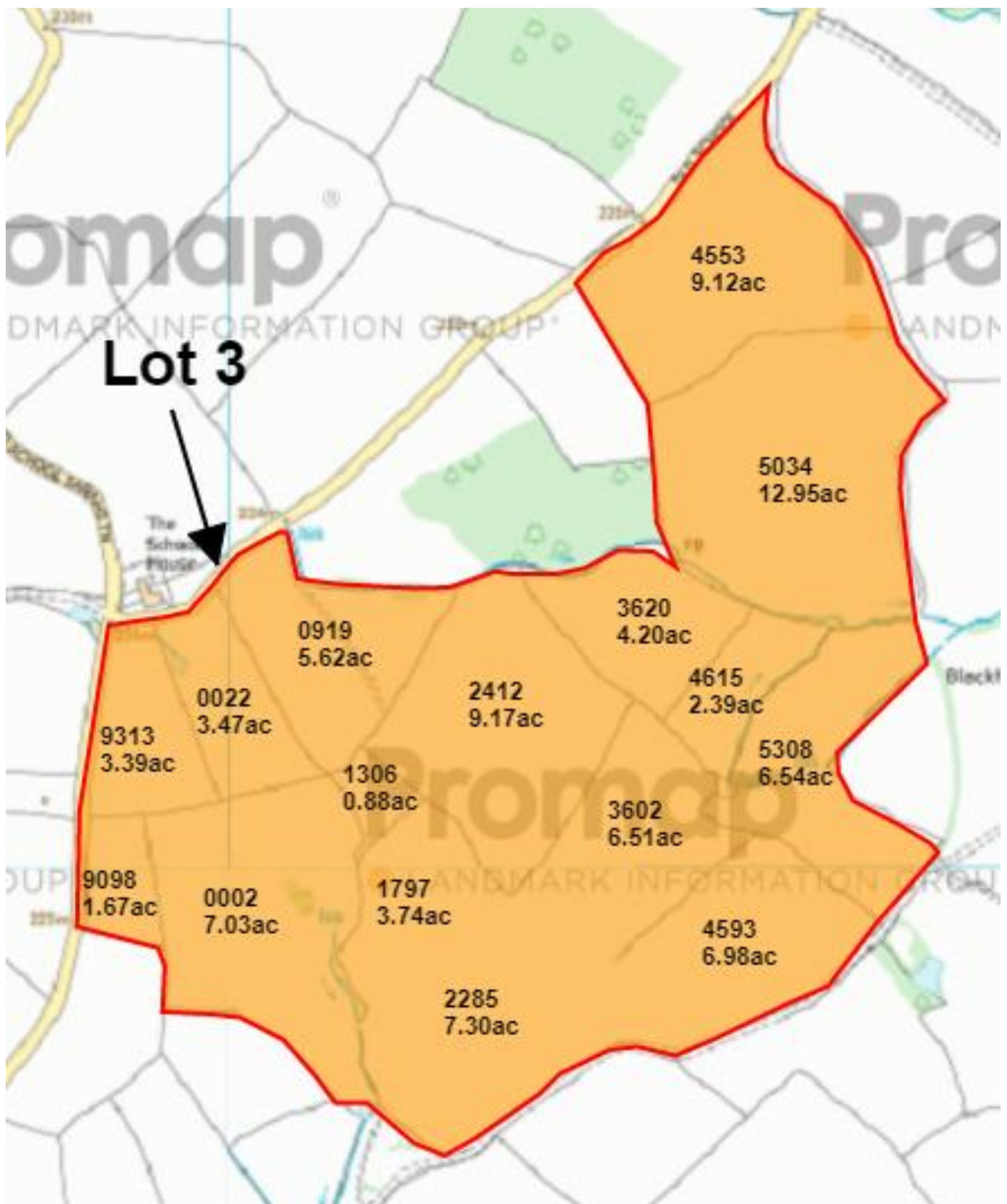
Grass Keep at Newton St Margarets, Herefordshire, HR2 0QN



Grass Keep at Newton St Margarets, Herefordshire, HR2 0QN



Grass Keep at Newton St Margarets, Herefordshire, HR2 0QN



INFORMAL TENDER – SUBJECT TO CONTRACT

SHEEP AND CATTLE GRAZING AND ONE CUT MOWING AT WOODLANDS FARM AND MUDDYPLOX AND QUARRELLY FARM, NEWTON ST MARGARETS, HEREFORD



TENDERS ON THIS FORM TO BE RECEIVED BY EMAIL BY 12 NOON ON MONDAY 11TH MAY 2020; a.edwards@sunderlands.co.uk

Name of Prospective licensee (s):

Name of Farm business:

Address:

.....

Telephone (mobile) Email.....

My/our offer is:

Lot 1 (about 16.06ac) £.....

(in words)

I would like **Grass Seeds** or **Stubble Turnips** [circle which wanted] planted in field 8346 (est. 7.5acres)

Lot 2 (about 76.23ac) £.....

(in words)

Lot 3 (about 90.96ac) £.....

(in words)

Whole (about 183.25ac) £.....

(in words)

I would like **Grass Seeds** or **Stubble Turnips** [circle which wanted] planted in field 8346 (est. 7.5acres)

TERMS AND CONDITIONS

1. Offers to be received by email to a.edwards@sunderlands.co.uk clearly marked and headed "**GRASS KEEP AT WOODLANDS FARM AND MUDDYPLOX AND QUARRELLY FARM, NEWTON ST MARGARETS**" by **12 noon on Monday 11th May 2020** (post by arrangement)
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.

Signed:

Date:

PRINT NAME: