



Sunderlands

Residential Rural Commercial

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Land for Potatoes in 2026

at

Kirkenel Farm

Ashford Carbonel

Ludlow

SY8 4DF

What3Words: ///::tightest.retaliate.strapping

About 33.46 acres (13.54 Ha)

In One Lot

To Let by Informal Tender

To be received by 12 noon on

Thursday 28th August 2025

Field Number	Ha	Acres
SO5270 9707	7.02	17.35
SO5370 2134	6.52	16.11
	13.54	33.46

Ref: Katie Bufton 07741 664053 / k.bufton@sunderlands.co.uk

General Remarks & Particulars

Sunderlands has instructions to offer about 33.46 acres in two well shaped fields for growing potatoes in 2026 season. The Licence agreement will run from 1st April 2026 to 10th October 2026.

There are no spray or irrigation facilities available as part of the letting. Access to the fields is via a hardcore farm track coloured blue on the plan.

Previous Cropping

Field 9707 was in Winter Wheat 2024-2025 and previously for soft fruit production under polytunnels. Fields 2134 and 3421 have been used for the growing of soft fruit under polytunnels. We understand there have been no potatoes grown on any of the land for at least 30 years.

Directions

From Ludlow take the A49 South towards Leominster. Follow the A49 for 2 miles and turn left at the crossroads sign posted for Ashford Carbonel. After 1/2 a mile turn right sign posted for Ashford Carbonel. Proceed through the village, keeping left at the junction. You will come to a no through road ahead sign and a right turn for Kirkenel Orchards. Proceed down this lane and just before the large agricultural building on the left, there is a gated grass lane, this leads to the land.

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Terms and Conditions

1. The Tenant will be required to sign a Licence as prepared by the Agents. This will commence on 1st April 2026 and terminate on 10th October 2026. The Licence will permit the grower to come onto the Land only to the extent necessary to establish, cultivate, harvest and remove the permitted crop in accordance with best practice and not to damage the soil structure of the Land by avoiding carrying out operations during wet weather or other unsuitable conditions or by using unsuitable equipment
2. The rent tendered is to be paid in the following instalments:
10% on signing the Agreement.
45% on 1st April 2026
45% on 1st September 2026.
3. The Licensee shall be responsible to keep the land in reasonable agricultural and environmental condition and ensure any Cross Compliance requirements are met and leave the land clear and in a suitable condition for the Licensor to plant any subsequent Autumn crops.
4. Only tenders in writing will be considered and these should be received at the Agents Offa House address **no later than 12 noon on Thursday 28th August 2025 in a sealed envelope marked 'Potato Land at Kirkenel Farm. Ref: Katie Bufton'**.



INFORMAL TENDER – SUBJECT TO CONTRACT

Potato Land at Kirkenel Farm

OFFERS TO BE RECEIVED BY

12 noon on Thursday 28th August 2025

Name of Prospective Licensee(s): (Business name)

Address:

Postcode:

SBI No:

Main Holding No:

Telephone No: (day): (eve):

My/Our offer for the land is £ (lump sum total)
(Around 33.46 acres)

(in words):
.....

TERMS AND CONDITIONS

1. Offers must be received in a sealed envelope **no later than 12 noon on Thursday 28th August 2025 clearly marked 'Potato Land at Kirkenel Farm. Ref: Katie Bufton'**
2. The owner does not commit themselves to accept either the highest or any tender.
3. The transaction will remain strictly subject to contract until the Cropping Licence has been signed and completed

