



Sunderlands
Residential Rural Commercial

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Upon the Kind Instructions of JT and G Powell

**About 68 acres of
Excellent Grazing and Mowing Land
at
Shelwick Farm,
Shelwick
Hereford,
HR1 3AL**

Available as a Whole

About 68 acres available to 31st October 2026

**Best Offers to be received by
12 Noon on Friday, 24th April 2026**

Ref: Andrew Edwards & Kathy Gunter
07825 066859/ 07765 413694

a.edwards@sunderlands.co.uk / k.gunter@sunderlands.co.uk

General Remarks & Particulars

The land is available as a whole extending to approximately 68 acres.

The land is permanent grassland, currently entered in a Countryside Stewardship Agreement under the GS2 option. Further details of the GS2 option prescriptions are available from the agents.

The Licensor grants the right to mow the grassland once after which the land must be grazed until the end of the licence period.

The land benefits from natural water and 2 pasture pumps from a spring. All water charges are included within the licence fee.

The land adjoins the railway line. Access is taken from roadside gateways as detailed in schedule below, with internal gateways linking the internal parcels.

Schedule

<u>Field Number</u>	<u>Field size (ac)</u>	<u>Sustainable Farming Incentive or Countryside Stewardship Options</u>	<u>What3Words</u>
SO5242 7067	5.51	GS2 – Permanent grassland with very low inputs	///sizes.rocks.period
SO5242 9466	9.8		
SO5242 8046	6.6	GS2 – Permanent grassland with very low inputs	
SO5242 9466	12.72	GS2 – Permanent grassland with very low inputs	
SO5242 9735	17.37	GS2 – Permanent grassland with very low inputs	
SO5342 2029	6.6	GS2 – Permanent grassland with very low inputs	
SO5242 6121	9.56		
TOTAL	68.16		

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 has responsibility for any damage caused by stock straying.
3. The grazier is responsible for checking and maintaining the boundaries and ensuring that the sheep do not stray.
4. The end date of the licence is strict. The land is not to be overgrazed or poached.
5. The Licensee is to ensure 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 responsible for keeping all identification and movement records and adhering to all movement regulations and MUST keep a separate record of all Sheep movements for the Holding and make those records available to the Licensor upon request. We suggest keeping a separate log.
7. No supplementary feeding on the land
8. Tenders are to be received on the attached form **no later than 12 noon on Friday, 24th of April 2026.**

VIEWING

Viewing may take place at any reasonable time during daylight hours, with a copy of these particulars to hand. Please respect the land and ensure that all gates remain closed.

DIRECTIONS

There are no Sunderlands signs. Please refer to the What3Words included in the schedule for the locations of access gateways.

TENDERS

Only tenders in writing will be considered, and these should be received at the Agents' Office at Offa House **no later than 12 noon on Friday, 24th April 2026, in a sealed envelope marked “Tender – Grass Keep at Shelwick Ref: Andrew Edwards”**. If you wish to email, please contact the Hereford office on 01432 356 161 option 3 and one of the team will volunteer an email address so they can print off your tender and put it in a sealed envelope in readiness for the tender deadline.







INFORMAL TENDER – SUBJECT TO CONTRACT

About 68 acres of 2026 Grazing

OFFERS TO BE RECEIVED BY 12 noon Friday, 24th April 2026

Name of Prospective (Business name)

Licensee(s):
.....

Address:
.....
.....

Postcode:

SBI No:

Main County Parish
Holding (CPH) No:

Telephone No: (day): (eve):
.....
.

My/Our offer for 68.16 acres is £

(in words)

TERMS AND CONDITIONS

1. Offers must be received in a sealed envelope **no later than 12 noon on Friday, 24th April 2026, in a sealed envelope marked “Tender – Grass Keep at Shelwick Ref: Andrew Edwards”.**
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 Grazing Licence has been signed and completed.

Name: _____

Signed: _____