

Upon the Kind Instructions of Herefordshire Wildlife
Trust

**5.3 acres of Pasture at Titley Pool
Nature Reserve
Eywood Lane
Titley
Herefordshire
HR5 3RL**

Grazing for sheep or cattle
Not exceeding 2 Livestock Units / ha

Available until 31st December 2026

Expressions of interest invited

Ref: Kathy Gunter and Andrew Edwards
07765 413694 / 07825 066859
k.gunter@sunderlands.co.uk / a.edwards@sunderlands.co.uk

General Remarks & Particulars

The grazing surrounding Titley Pool provides a useful parcel of pasture with natural watering available from Titley Pool. The land is available for approximately 16 ewes or 4 small cattle. The land is suited to those with a regenerative, low input system with conservation interests. Titley Pool is a Site of Special Scientific Interest.

Schedule

SCHEDULE 1			
OS MAP SHEET REF	NAT GRID FIELD NO	TOTAL FIELD SIZE ha	MANAGEMENT
SO32597552	7552	2.18	Pasture and aftermath grazing by sheep or cattle at 2LU / Ha

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 or cattle 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 without prior written consent from the landlord.
8. To consult with the landowners prior to moving animals to the site and to remove the livestock promptly if required to by the landlord.

VIEWING

Please contact the agent to arrange access to view the land.
Kathy Gunter – 077654 13694 – k.gunter@sunderlands.co.uk

DIRECTIONS

From the centre of Titley head south west on School Lane towards Eywood before turning right onto Eywood Lane. Proceed on Eywood Lane for approximately 0.5 miles before turning left onto a track into woodland surrounding the pool. Following the track there will be a gateway at the end of the parking area leading into open pasture with woodland beyond. Taking care to open and close both sets of gates proceed into the woodland surrounding the pool before reaching a parking area with information signs.

What3Words for access gates :///stoops.corporate.indoor + ///gushes.inefficient.exact
What3Words for parking area: ///rocks.occupy.thrusters





