



GRASS KEEP

**Around 23.89 Acres (9.67 Hectares)
in 1 Lot**

For Cattle Grazing & Mowing only

**Situated south of Sutton St Nicholas, Hereford
Electric fencing will be required along the River**

What3Words: [///body.contracting.twice](https://www.what3words.com////body.contracting.twice)

The grass keep is available for Cattle until 30th October 2026 and up
to one cut of Hay (

**Available by Informal Tender
Tender Deadline 12 Noon on Thursday 30th April 2026**

Ref: Katie Bufton

TERMS AND CONDITIONS

1. The agreement will commence once the grazing fee has been paid and agreement as prepared by Sunderlands has been signed and completed.
2. The Licensor of the land will claim the Basic Payment. The Licensee is not to breach any obligations under the scheme.
3. 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.
4. 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. There is a public footpath across the land.
5. The Licensee will be responsible for ensuring that no livestock stray from the land and so should check the boundaries before submitting a tender. **The Licensee will be responsible for supplying and erect electric fencing as required to secure the boundaries.**
6. 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 the Licensor's prior written consent.
7. The Licensee will be the keeper of animals for DEFRA/RPA purposes and will be solely responsible for their supervision.
8. The Licensee will reimburse the Licensor at the end of the Licence for any water used, if any, during the Licence period.
9. The land is entered into the Sustainable Farming Incentive LIG3 Permanent Grassland with low nutrient input as per the enclosed information. The Licensee will be responsible for ensuring that livestock does not stray from the land and will be responsible for use of temporary/electric fencing.
10. Not graze or cut it for a continuous period of at least 7 weeks during the spring and summer months before taking the forage cut as per Manage grassland with very low nutrient inputs scheme rules
11. No supplementary feeding

A copy of a draft licence can be provided to prospective Licensees prior to making an offer.
This will be sent by email only if requested.

Description

The land is relatively flat with access via driveway hatched brown on the plan off the Sutton St Nicholas to Hereford Road good roadside access. There is a natural water supply to the fields via the adjoining River Lugg.

There are no handling facilities. The Licensor will trim the hedges. The land is prone to seasonable flooding therefore the River boundary is limited and a prospective Licensee will need to electric fence this boundary when grazing.

Location

The land is in the centre of the village of Bodenham north of Hereford. The main access to the land is via the main road to the north as per the Sunderlands Grass Keep sign.

Viewing

The land may be viewed during daylight hours with letting details in hand. Please close roadside gates.

Enquiries

Please contact Katie Bufton on 01432 356161.

LIG1: Manage grassland with very low nutrient inputs (outside SDAs)

This action's aim

This action's aim (applicable to LIG1 and LIG2) is that the grassland produces a sward with:

- flowering grasses and wildflowers from late spring and during the summer months
- a variety of plant heights by autumn, with some covering of flowering grasses and wildflowers left to go to seed and tussocky grass allowed to develop

The purpose of this is to:

- provide nectar and shelter for invertebrates and a food supply for farmland birds
- support an Integrated Pest Management (IPM) approach if located close to cropped areas
- minimise nutrients being carried in surface water runoff to watercourses

Where you can do this action

You can do:

- LIG1 on eligible agricultural land outside SDAs
- LIG2 on eligible agricultural land in the SDAs that's below the moorland line

The table below sets out what land is eligible for LIG1 and LIG2.

What to do

You must minimise the use of nutrient inputs on the grassland entered into LIG1 or LIG2 by applying no more than either:

- 12 tonnes per ha of cattle farmyard manure
- equivalent amounts of available nutrients as fertiliser or in other organic manures as an alternative to cattle farmyard manure

You must also do the following on the grassland entered into LIG1 and LIG2:

- graze it with livestock or cut it in a way that can reasonably be expected to achieve this action's aim
- minimise bare ground, so the soil is covered by vegetation and is not directly exposed to the elements

There must be an intact grass sward throughout the year, without compacted areas or poaching. You can carry out supplementary feeding of livestock on the grassland, but you must make sure this does not cause poaching.

You must not do the following on the grassland:

- apply digestate or any other industrial by-product, including paper waste
- carry out mechanical activities, including hay and silage cutting, in a way that may disturb breeding birds or damage nests
- carry out drainage works
- plough, cultivate or re-seed it
- use pesticides, except for herbicides to weed wipe or spot treat for the control of injurious weeds, invasive non-native species, nettles or bracken
- allow areas of scrub to develop on land with historic or archaeological features

If the grassland will be cut for conserved forage, you must:

- not graze or cut it for a continuous period of at least 7 weeks during the spring and summer months before taking the forage cut, to allow the sward to develop flowering grasses and wildflowers
- leave an uncut margin around the edge of the land parcel when it's cut for conserved forage, to help provide shelter for invertebrates

After you've cut the area for conserved forage, you must manage it in a way that can reasonably be expected to achieve this action's aim.

If you're already managing grassland with very low nutrient inputs, you can use it to meet this action if it:

- meets the requirements explained above
- is not already being paid for under another ELM scheme agreement option, such as CS option GS2 (permanent grassland with very low inputs – outside SDAs) or GS5 (permanent grassland with very low inputs – SDAs)

When to do it

You must do your chosen actions (LIG1 or LIG2) each year of your 3-year SFI agreement.

How to do it

It's up to you how you complete LIG1 or LIG2, as long as you do it in a way that can reasonably be expected to achieve this action's aim.

You may find it helpful to read the voluntary guidance on [how to manage grassland with very low nutrient inputs](#), but you do not have to follow it.

What evidence to keep

You should keep evidence to show what you've done to complete the action (LIG1 or LIG2). This will help if it's not clear that you've completed the action (LIG1 or LIG2) in a way that could reasonably be expected to achieve this action's aim. You must supply this evidence if we ask for it.

This evidence could include photographs and other documentation to show what you've done to complete this action. It could also include field operations at a land parcel level and associated invoices.

If you choose to take photographs, read the guidance on [how to take photographic evidence for SFI actions](#).

Published 23 June 2023

Last updated 18 September 2023 [+ show all updates](#)



PHOTOGRAPHS





INFORMAL TENDER – SUBJECT TO CONTRACT

GRAZING OR PART MOWING AT SUTTON ST NICHOLAS, HEREFORD

TENDERS ON THIS FORM TO BE RECEIVED BY

12 Noon on Thursday 29th April 2026

**At Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ
for the attention of Katie Bufton**

Name of Prospective licensee (s):

Address:

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Postcode:

Telephone (mobile) Email.....

Proposed Use

My/our offer is: £.....

(in words)

Signed:

Date:

PRINT NAME.....

TERMS AND CONDITIONS

1. Offers must be received in a sealed envelope or email clearly marked “**SUTTON ST NICHOLAS LET” Ref Katie Bufton**” at Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ or k.bufton@sunderlands.co.uk by **12 Noon on Thursday 29th April 2026**.
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.