



Sunderlands
Residential Rural Commercial

Hereford 01432 356161

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Hay-on-Wye 01497 822522

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Upon the Kind Instructions of Goodwin Farming Ltd

**About 137 acres of
Excellent
Winter Sheep Grazing (Stubble Turnip
and Oat Mix)
at
Goodwin Trading Estate,
Watery Lane
Lower Bullingham
Hereford,
HR2 6QZ**

Available as a Whole

About 137 acres available to 31st March 2026

**Best Offers to be received by
12 Noon on Friday, 5th December 2025**

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 to be let to one grazier as a whole. The land has a well-established crop of stubble turnip and oats grazing mix. The land benefits from excellent road frontage access to each parcel, with some natural watering.

The land is available for sheep grazing only, with no supplementary feeders to be placed on the land. The land is not to be poached or overgrazed. There is only natural water running through the middle section of the block; therefore, it is the responsibility of the grazier to ensure water is available. The grazier is responsible for making the parcels stockproof using electric fencing.

The grazier and livestock owner is the party responsible for all husbandry and checking of livestock. The grazier is responsible for all fencing and ensuring livestock remain within the boundaries. The grazier is responsible for ensuring that the footpaths, marked with dashed orange lines on the plan, remain clear and accessible.

Schedule

<u>Field Number</u>	<u>Field size (ha)</u>	<u>Field size (ac)</u>	<u>Notes and What3Words</u>
SO5137 5864	5.61	13.34	///jobs.waltz.palace
SO5137 8063	10.92	23.98	///lamppost.feasted.cutback
SO5237 1074	10.41	25.06	///stem.loved.botanists
SO5237 2956	5.38	13.29	A footpath traverses the northwestern boundary. Accessed via adjoining parcels or a gateway off Goodwin Industrial Estate ///detection.burns.mills
SO5237 5842	3.74	9.24	///classed.greet.cobble
SO5237 0727	11.64	28.76	Two footpaths traverse the field on the eastern boundary and the southwest boundary ///roadways.exists.alien
SO5137 7334	8.13	20.09	///cyclones.funky.untruth ///flow.giving.enlighten
TOTAL	55.55	137.28	

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, 5th of December 2025**

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 for each parcel detailed in the schedule.

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, 5th December 2025, in a sealed envelope marked “Tender – Winter Sheep Grazing at Watery Lane Ref: Andrew Edwards”**. If you wish to email, please contact the Hereford office on 01432 356 161 option 3 and one of the team (Samantha McNiff doesn't work Wednesdays) 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 137 acres of Winter Sheep Grazing at Goodwin Trading Estate,
Watery Lane**

OFFERS TO BE RECEIVED BY 12 noon Friday, 5th December 2025

Name of Prospective Licensee(s):

Address:

Postcode:

SBI No:

Main County Parish Holding (CPH) No:

Telephone No: (day): (eve):

My/Our offer is £

(in words)

TERMS AND CONDITIONS

1. Offers must be received in a sealed envelope **no later than 12 noon on Friday, 5th December 2025, in a sealed envelope marked “Winter Sheep Grazing at Watery Lane 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 Cropping Licence has been signed and completed.

Name: _____

Signed: _____