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O S Number	N G Number	Hectares	Acres
SO6940	6188	9.51	23.50
SO7040	5655	1.62	4.00
		11.13	27.50

LAND AT WITHERS FARM, WELLINGTON HEATH, LEDBURY

INFORMAL TENDER

Approx. 11.13 hectares (27.50 acres) of Permanent Pasture forming part of Withers Farm Wellington Heath, Ledbury, Herefordshire, HR8 1NF

Available in One Lot to let for 2019 grazing / mowing season from 15th March 2019

**TO LET BY INFORMAL TENDER
CLOSING AT 12 NOON ON FRIDAY, 8TH MARCH 2019**



01568 610007

johnamos.co.uk

INTRODUCTION

John Amos & Co are delighted to be able to offer approximately 27.50 Acres of permanent pasture for grazing/mowing available from 15th March 2019.

DESCRIPTION

The land extends to approximately 27.50 acres (11.13 hectares) for the grazing of sheep or cattle and mowing.

THE LAND

Two separate fields extending to approximately 27.50 acres (11.13 hectares) well suited for the purpose of grazing livestock.

ACCESS

Each of the fields benefits from access off the council highway.

BASIC FARM PAYMENT

Basic Farm Payment Entitlements will be claimed by the Landowner.

TERM

The land is available to let on a Grazing Licence commencing on 15th March 2019 and expiry on 31st December 2019 for the grazing of sheep or cattle (cattle until 31st October 2019 only) and mowing.

SUB-LETTING

The land is not to be sub-let during the term.

METHOD OF SALE

The land is offered To Let by Informal Tender, with Tenders closing by 12 noon on Friday, 8th March 2019.

All Tenders are to be submitted on the attached Tender form and delivered to John Amos & Co at Lion Court, Broad Street, Leominster, HR6 8LE.

PAYMENT

The rent will be payable in one instalment on acceptance of Tender.

AGENTS

John Amos FRICS FAAV

John Amos & Co, Lion Court, Broad Street, Leominster, HR6 8LE
Tel: 01568 610007

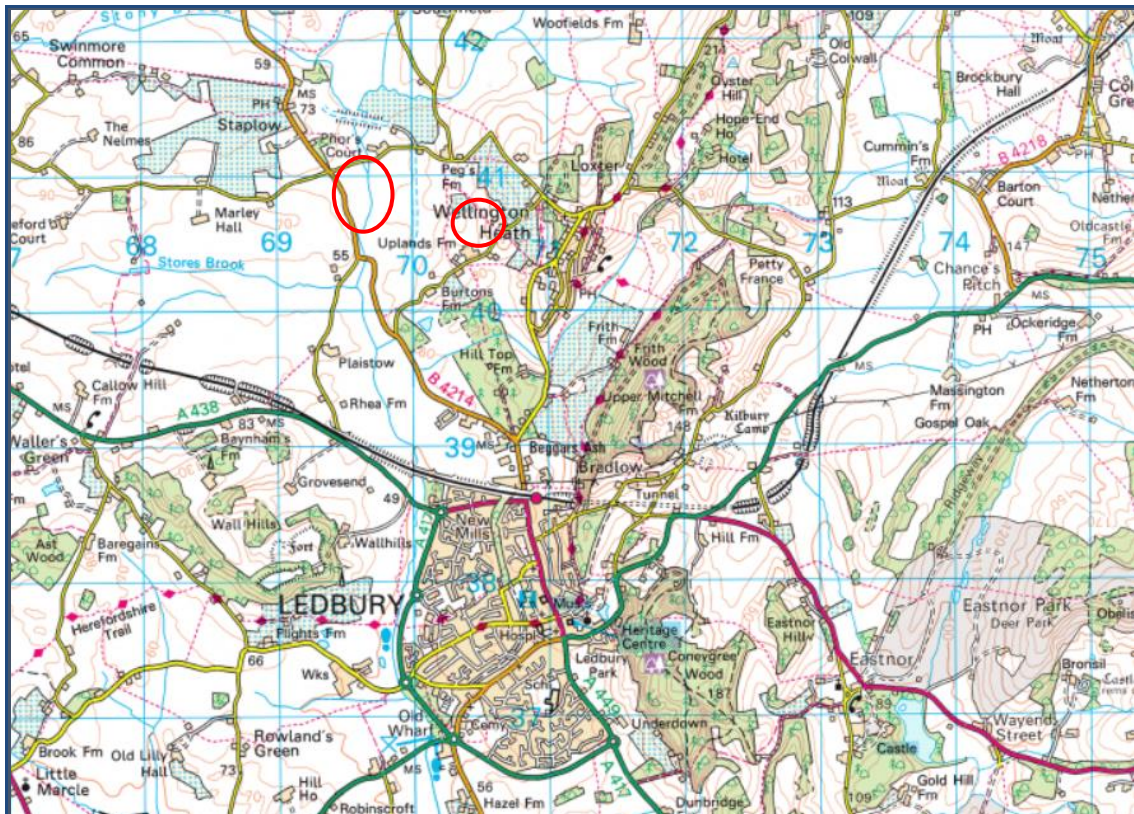
DIRECTIONS

Field 6188 – From Ledbury take the B4214 towards Bromyard. The field is situated on the right hand side immediately before the crossroads and just before the Oak Inn.

Field 5655 – From Ledbury take the B4214 towards Bromyard. Take the right hand turn to Wellington Heath and after approximately half a mile before the crossroads (just passed the layby) the field is immediately after Withers Farm.

VIEWING

Viewing may take place at any reasonable time upon production of these particulars



CONDITIONS OF SALE

1. All tenders must be submitted in writing to **John Amos** at John Amos & Co., Lion Court, Broad Street, Leominster, Herefordshire, HR6 8LE. Tel: 01568 610007 - Email: enquiries@johnamos.co.uk Tenders must arrive at the above office **NOT LATER THAN 12 noon prompt** on **Friday 8th March 2019** and should be marked **“To Let By Tender ~ Land at Withers Farm, Wellington Heath, Ledbury.”**
2. Please note that, where appropriate, Purchasers may suggest Special Terms or variances to the Contract. *(Please bear in mind these may affect the decision of the Vendor).*
3. The Vendors do not have to accept the highest or any Tender respectively.
4. The Purchaser shall be required to insure their livestock against damage and loss. The Vendor shall accept no responsibility whatsoever for any loss, or damage caused due to the occupancy of the land.
5. The Purchaser shall be responsible for any damage to the Vendors' property caused during the occupation, accidental or otherwise, including gates, posts, fences, hedges, drains, roads, etc., and the Purchaser will make good any damage at his expense.
6. **The Purchaser shall take all reasonable steps to avoid pollution or nuisance from acts of husbandry and shall be responsible for any damages or third party claims.**
7. The Purchaser agrees to pay the agreed rent at the times specified in the Tenancy Agreement. Failure to do so may lead to penalty payments or forfeiture of the Lot(s). The Purchaser shall also be responsible for any shortfall on a re-let, (including costs and commission), but shall not be entitled to any surplus.
8. The Landlords' rent will not be subject to VAT.
9. If there is a footpath that crosses the land then it is the Tenants responsibility to keep this clear.
10. The Purchaser agrees to leave the land in good heart and in a state fit to replant by the Vendors, (or his Agents) thereafter.
11. In the event of non-payment of rent as per the agreed time-scales, the Vendors shall reserve the right to recover the loss of rent and any other reasonable expenses, including legal costs.
12. All Tenderers will be notified in writing within **SEVEN DAYS** of the closing date. Successful Purchasers will be required to pay **100%** of the rent payable **on acceptance**.
13. Unless stated otherwise, **ALL** field sizes given are **GROSS** area and Purchasers should satisfy for themselves the area available for grazing/mowing, and therefore tender on this basis.
14. The land is available from the **15th March 2019** terminating on the **31st December 2019 (31st October 2019 in respect of cattle grazing)** unless otherwise stated. Prior entry can be obtained by agreement.
15. The land is let for the **grazing of sheep or cattle and mowing as defined in the particulars**.
16. The Basic Farm Payment will be retained and claimed by the vendor.

IMPORTANT NOTICE: *These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchaser(s) must rely on their own enquiries. . Details Prepared February 2019*



FORM OF TENDER

LAND AT WITHERS FARM, WELLINGTON HEATH LEDBURY

(To be completed in CAPITALS save for the signature(s))
SUBJECT TO CONTRACT

To: Messrs John Amos & Company, of Lion Court, Broad Street, Leominster, HR6 8LE

I/We

of

.....Postcode.....

Telephone..... Email.....

Mobile.....

Signed: Dated.....

Description	Tender Bid
27.50 Acres at Withers Farm, Wellington Heath Ledbury	£ per acre (<i>write in words below</i>)

I/We understand this is a legal document and if the offer is accepted will require the signature of the parties on various Agreements.

Witness: ~

Name:

Address:

.....

Postcode..... Telephone.....

Email..... Mobile.....

Signed: Dated.....

Comments (if any)

THIS DOCUMENT IS A CONTRACT OF SALE TO LET. IF YOUR BID IS ACCEPTED YOU ARE OBLIGED TO COMPLETE THE PURCHASE ACCORDING TO THE CONDITIONS.

Mark Tender document

“TO LET BY TENDER – LAND AT WITHERS FARM, WELLINGTON HEATH”
and return to

John Amos & Co, Lion Court, Broad Street, Leominster, Herefordshire, HR6 8LE
No Later than **12 NOON** on **FRIDAY 8TH MARCH 2019**