

LAND TO LET

for the

2022 POTATO SEASON

Approx. 78.04 Acres (31.58 Hectares)
In One Lot

Situated at Marden Court
Marden
Herefordshire, HR1 3EN

TENDERS CLOSE AT 12 NOON
ON FRIDAY, 27TH AUGUST 2021

Lion Court
Broad Street
Leominster
Herefordshire
HR6 8LE

Tel: 01568 610007

johnamos
& co

POTATO LAND AT MARDEN COURT, MARDEN, HEREFORD

DIRECTIONS

From Hereford take the A49 North towards Leominster and from the Wellington dual carriageway turn right across the carriageway into Haywood Lane signed to Marden and in the centre of Marden village turn right towards Sutton St Nicholas and then right again and following the road towards Sutton St Nicholas the land is on either side of the road.

Alternatively the land can be accessed turning off and coming through Moreton on Lugg to the same T-Junction.

POTATO LAND

The land is to be let in one lot as follows:-

LOT 1 – Outlined in Red on the Plan

SO Number	NG Number	Total Area Acres	Total Area Hectares	Previous Potato Crop
SO5146	6133	13.51	5.47	2016
SO5246	0459	37.34	15.11	2016
SO5146	8384	18.59	7.52	Virgin Land (Arable)
SO5146	5779	8.60	3.48	Virgin Land (Grass)
	Total Area	78.04	31.58	

PREVIOUS CROPPING

As indicated two of the fields last grew potatoes in 2016. Fields 8384 and 5779 have never grown potatoes. Field 5779 is currently laid to pasture and tenders excluding Field 5779 will be considered by the Vendor. Please clearly state on the Tender Form if Field 5779 is to be excluded from your Tender Bid.

Please note:- In relation to Field 0459 the Vendor would consider a bid for part only of this field. If you wish to bid for part only, please supply a sketch plan and estimate of the area required.

FARMYARD MANURE

A quantity of farmyard manure can be available to purchase by the Tenant by separate negotiation.

BASIC PAYMENT SCHEME

The Tenant will be asked to claim the Basic Payment and return this to the Landlord as a "Second Rent".

IRRIGATION

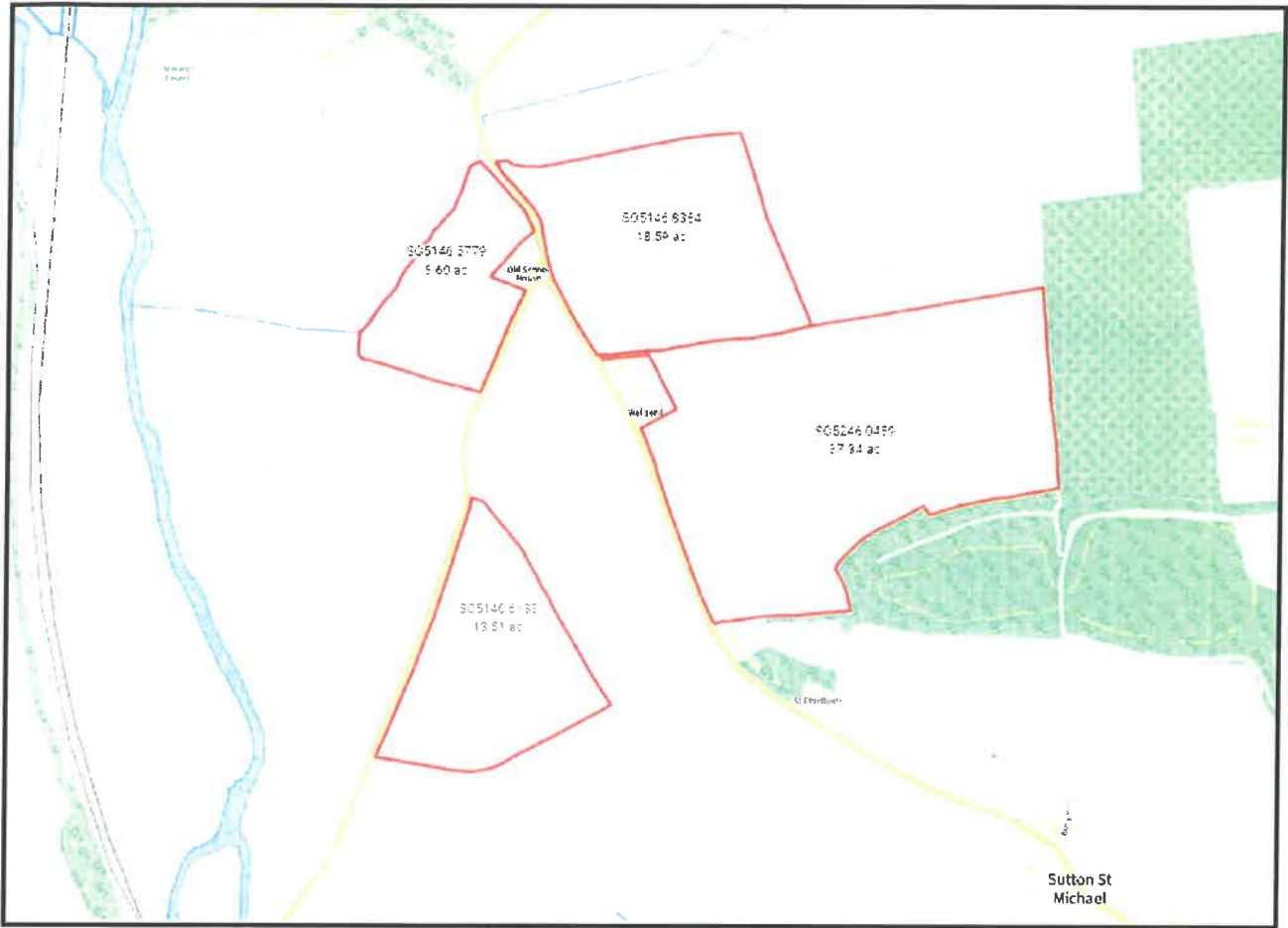
A new irrigation licence is pending for the farm and is expected to be available with a volume of 24,000m³. Please bid on the basis that the irrigation licence is available and should this not be forthcoming for any reason, the Vendors will be happy to re-negotiate the bid price.

Note: The new Licence is expected to be cleared by the end of September.

VIEWING

Viewing may take place by appointment upon production of these particulars. For further details, please contact the Agent, John Amos on 01568 610007 / 07813 601424.

THE LAND



Ordnance Survey © Crown copyright 2021
All rights reserved. Licence number LIG0718

LOCATION PLAN



Ordnance Survey © Crown copyright 2021
All rights reserved. Licence number LIG0718

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 or email john@johnamos.co.uk. Tenders must arrive at the above office **NO LATER THAN 12 noon prompt** on **Friday, 27th August 2021** and should be marked **“Potato Tender ~Land at Marden Court, Marden , Hereford.”**
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 for each Lot respectively.
4. The Purchaser shall be required to insure their crops 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 10% deposit on acceptance, 40% instalment on 1st March 2022 and 50% instalment on 1st July 2022.
13. Unless stated otherwise, **ALL** field sizes given are **GROSS** area and Purchasers should satisfy for themselves the area available to be planted, and therefore tender on this basis.
14. The land is available from the **20th March 2022** terminating on the **10th October 2022** unless otherwise stated. Prior entry can be obtained by agreement.
15. The land is let for the growing of **one crop of potatoes only.**
16. The Basic Farm Payment will be claimed by the Tenant and paid back to the Landlord as a “Second Rent”. A full Contract will be issued for both parties to sign prior to commencement.

FORM OF TENDER

POTATO LAND AT MARDEN COURT, MARDEN, HEREFORD

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

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

I/We
of
.....Postcode.....

Telephone..... Fax.....
Mobile..... Email:
Signed: Dated.....

Description	Tender Bid
78.04	£ per acre <i>(in words)</i>
Comments (if any)	

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.....
Fax..... Mobile.....
Signed: Dated.....

Any comments, please use reverse of sheet.

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

Mark Tender envelope

"LET BY TENDER – POTATO LAND AT MARDEN COURT, MARDEN, HEREFORD"

and return to

John Amos & Co, Lion Court, Broad Street, Leominster, Herefordshire, HR6 8LE

or Email: john@johnamos.co.uk

No Later than 12 NOON on Friday, 28th August 2021