

LAND TO LET

for the

2022 POTATO SEASON

Approx. 51.37 Acres (20.79 Hectares)
In One Lot

Situated at
Wellington
Herefordshire

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 WELLINGTON, HEREFORD

DIRECTIONS

From Hereford take the A49 North towards Leominster and on the dual carriageway adjacent to the village of Wellington and opposite the Nursery turn right signposted to Marden onto Haywood Lane and the field is immediately on the left as you turn off the road and runs alongside and parallel to the dual carriageway.

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
SO5048	2637	22.53	9.12	2015
SO5048	4916	28.84	11.67	2015
	Total Area	51.37	20.79	

PREVIOUS CROPPING

As indicated the land last grew potatoes in 2015.

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

There is an irrigation licence currently available for this land with a volume of 27,276m³. A copy of the licence is available upon request.

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
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LOCATION PLAN



Ordnance Survey © Crown copyright 2021
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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 Wellington, 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 WELLINGTON, 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
51.37 Acres	£ 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 WELLINGTON, 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**