

ARABLE AND GRASS LEYS

TO LET

**Available for at least
One Growing Season**

**Approximately 290.59 acres (117.60 hectares) of land
situated at Monkton, Ocle Pychard, Herefordshire,
HR1 3QQ**

**TO LET BY INFORMAL TENDER
CLOSING AT 12 NOON ON
FRIDAY 2ND MARCH 2018**

Lion Court
Broad Street
Leominster
Herefordshire
HR6 8LE

Tel: 01568 610007

 **johnamos**
& Co

01568 610007
www.johnamos.co.uk

LAND AT MONKTON FARMS, OCLE, PYCHARD, HEREFORDSHIRE

INTRODUCTION

John Amos & Co are delighted to have been instructed to offer to let approximately 290.59 acres of land for the 2018 growing season with the possibility of extension on certain Lots for further years. The land is mainly available for arable cropping, although some land is to remain in grass ley and is let for silage cropping (please note on some Lots, livestock grazing may be considered, subject to the Purchasers being content that the fencing is sufficiently stock proof).

CROPPING

Each Lot listed has some variation on cropping restrictions and timing and please note the individual Lots.

BASIC PAYMENT SCHEME

All of the land will be claimed for Basic Payment Scheme with the arable land to be claimed by the Tenant on behalf of the Landlord and the Landlord will claim the grassland direct. The Tenant should pay to the Landlord the full value of entitlements within 14 days of receipt of payment. The successful bidder will be required to cross comply with all aspects of the scheme during their occupation as stated in No. 16 of the Conditions of Let and will be required to establish the EFA (Ecological Focus Area) and satisfy greening crop diversity.

FIELD SIZES

The bids should be made on a per acre basis and there are no deductions to be made from the gross areas. Tenants can claim the gross areas stated and must make allowances for any areas that they consider to be not croppable.

OCCUPANCY AND TERM

The occupancy will commence immediately upon exchange of agreement (the target not later than the 15th March) and each Lot has a proposed end date.

VIEWING

Viewing may take place at any reasonable time but please telephone the Agent's office to book an appointment so that the Vendor is aware of you attending the Farm and there will also be an open afternoon scheduled for Tuesday 20th February from 2 p.m. until 4 p.m. when the Agents will be onsite at Highway Farm and available to deal with questions from prospective bidders.

FOOTPATHS AND BRIDLEWAYS

Please be aware that there are footpaths and bridleways across some of the Lots and these need to be adhered to.

THE LAND

The land is all either level or very gently undulating and in the main in good sized fields. The majority of the land is either in grass ley or maize stubble.

DIRECTIONS

From Hereford, take the A4103 and then turn left onto the A456 towards Burley Gate. Monkton Farms are on the right hand side of the A456 approximately 1 mile before the Burley Gate roundabout.

From Leominster, take the A49 towards Dinmore and turn left onto the A417 Gloucester Road to the Burley Gate roundabout and then turn right onto the A456 and the Farms are situated on the left hand side after a mile. Please see attached plans.

LOT 1 – 93.67 ACRES

This block is all in grass ley and suitable either for silage cropping as it stands or for cultivation for arable cropping. Road frontage to the field opposite Lodge Farm.

Bids would be considered for a two year cropping option on this land.

LOT 2 – 41.93 ACRES

In temporary ley and to remain in grass. Please note that this must be harvested and cleared not later than the 1st July 2018. No arable cropping.

LOT 3 – 39.33 ACRES

In grass ley with access through the buildings at Lodge Farm. Available for grass silage or to be ploughed for spring arable cropping. Available until 30th October 2018.

LOT 4 – 34.81 ACRES

In maize stubble suitable for arable cropping including potatoes or other root crops and available until the 30th October 2018.

LOT 5 – 55.23 ACRES

A block of grass leys available only for grass silage and to be harvested and cleared by the 1st July 2018.

LOT 6 – 25.62 ACRES

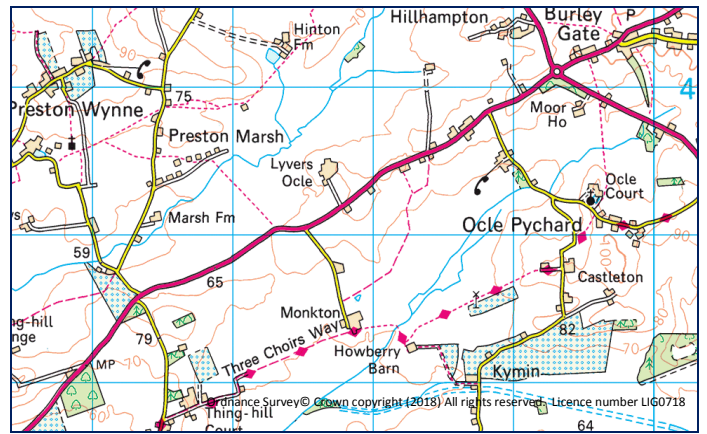
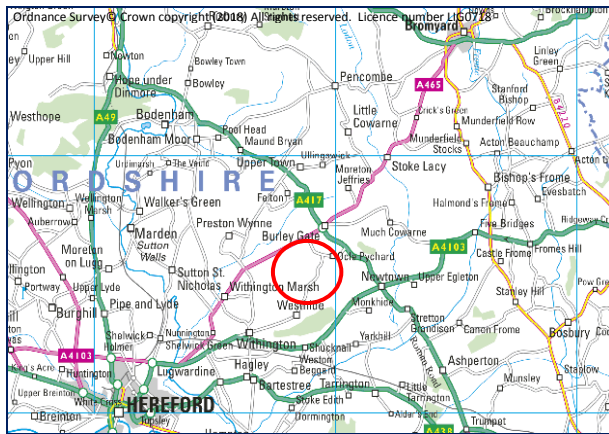
Currently in maize stubble and available for any arable cropping including potatoes or root crops until the 30th October 2018 (a further year would be considered on this land).

AGENT'S NOTES

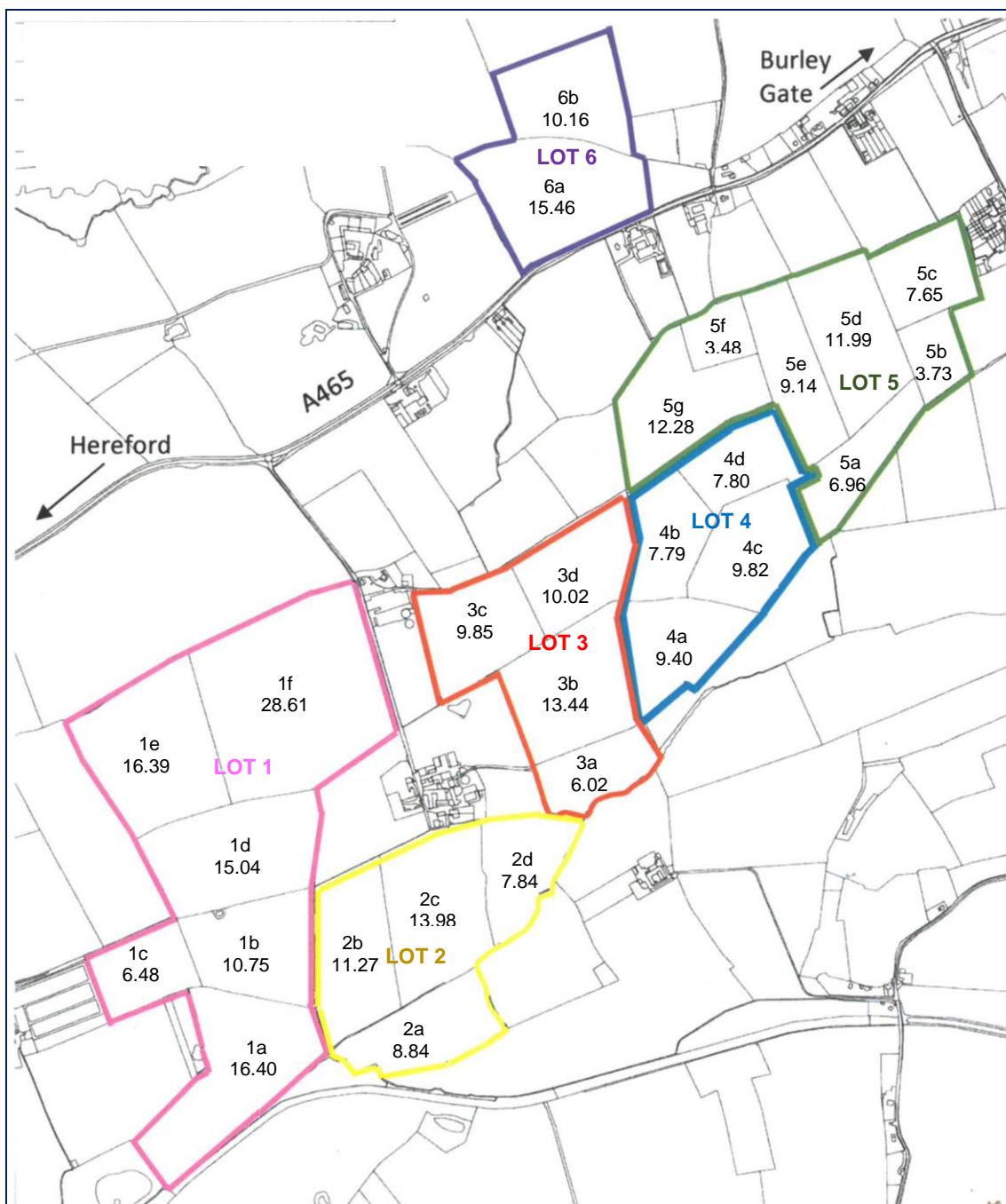
Please note that small areas may be deducted for rights of access across certain Lots for convenience and rent will not be charged on these. Please note also that the Vendors require a right to take back small areas of land for construction of tracks and roads should they require to do so during the Tenancy, but a suitable refund will be made on these areas.

Please note in your Tender that it is important to state your cropping and any additional remarks or comments that you might have and please feel free to speak with John Amos, the Agent to discuss your proposals by telephone on **01568 610007** or mobile **07813 601424**

LOCATION PLAN



PLAN OF THE LAND



SCHEDULE OF LAND

LOT 1

Field	Acres
1a	16.40
1b	10.75
1c	6.48
1d	15.04
1e	16.39
1f	28.61
TOTAL	93.67

LOT 2

Field	Acres
2a	8.84
2b	11.27
2c	13.98
2d	7.84
TOTAL	41.93

LOT 3

Field	Acres
3a	6.02
3b	13.44
3c	9.85
3d	10.02
TOTAL	39.33

LOT 4

Field	Acres
4a	9.40
4b	7.79
4c	9.82
4d	7.80
TOTAL	34.81

LOT 5

Field	Acres
5a	6.96
5b	3.73
5c	7.65
5d	11.99
5e	9.14
5f	3.48
5g	12.28
TOTAL	55.23

LOT 6

Field	Acres
6a	15.46
6b	10.16
TOTAL	25.62

CONDITIONS OF LET

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 ~ Fax: 01568 611555. Tenders must arrive at the above office **NO LATER THAN 12 noon prompt on Friday, 2nd March 2018** and should be marked **Tender ~ 'Land at Monkton, Ocle Pychard, Hereford'**
2. Please note that, where appropriate, Bidders 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 or bridleway that crosses the land then it is the Tenants responsibility to keep this open.
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 50% on acceptance and 50% on 1st July 2018 of each year of the Tenancy.
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, except specific areas identified in the particulars, which will be deducted.
14. The period the land is available for is stated on each Lot in the particulars. If bidders wish to vary, please speak to the Agent prior to bidding.
15. Cropping restrictions are as listed on each Lot in the particulars.
16. The Basic Farm Payment will be transferred to the Tenant for the length of the agreement on the arable Lots, and payment returned to the Landlord within 14 days of receipt from The Rural Payments Agency.

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 purchasers(s) must rely on their own enquiries. Details Prepared February 2018.



01568 610007

Lion Court, Broad Street, Leominster, HR6 8LE

johnamos.co.uk

FORM OF TENDER

LAND AT MONKTON, OCLE PYCHARD, HEREFORD

(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..... Fax.....

Mobile.....

Signed: Dated.....

Description	Tender Bid per Acre
LOT 1 – Approx. 93.67 acres	£
Cropping Proposal:	
LOT 2 – Approx. 41.93 acres	£
Cropping Proposal:	
LOT 3 – Approx. 39.33 acres	£
Cropping Proposal:	

LOT 4 – Approx. 34.81 acres	£
Cropping Proposal:	
LOT 5 – Approx. 55.23 acres	£
Cropping Proposal:	
LOT 6 – Approx. 25.62 acres	£
Cropping Proposal:	

If you bid on more than 1 Lot, please state clearly if your bids are 1 Lot only or all of the Lots.

SUBJECT TO CONTRACT

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.....

Mobile.....

Signed: Dated.....

Mark Tender document

“TENDER – LAND AT MONKTON, OCLE PYCHARD, HEREFORD”

and return to

John Amos & Co, Lion Court, Broad Street, Leominster, Herefordshire, HR6 8LE No Later than **12 NOON**
on **FRIDAY, 1ST MARCH 2018**