

PERMANENT PASTURE LAND

Available for Summer Grazing

Approximately 28.22 acres (11.42 hectares) of land
situated at Upper Hengoed, Gladestry, HR5 3PW

**TO LET BY INFORMAL TENDER
CLOSING AT 12 NOON ON
MONDAY 20TH MARCH 2023**

Unit 5 Flexspace
Leominster Enterprise Park
Brunel Road
Leominster
Herefordshire
HR6 0LX

Tel: 01568 610007

johnamos
& Co

A Bruton Knowles LLP Company

01568 610007 johnamos.co.uk

BK Bruton
Knowles

LAND AT UPPER HENGOED, GLADESTRY

INTRODUCTION

John Amos & Co are delighted to have been instructed to offer approximately 28.22 acres of land available by Licence for sheep grazing commencing from the 1st April 2023 on behalf of Messrs. Lloyd. Further land maybe available for future seasons.

CROPPING

The land is permanent pasture and available for sheep grazing only.

BASIC PAYMENT SCHEME

The Basic Farm Payment will be claimed by the Licensor. The Licensee will be required not to undertake any activity to prejudice the Licensors claim. The successful bidder will be required to cross comply with all aspects of the scheme during their occupation.

FIELD SIZES

The bids should be made on a per acre basis.

OCCUPANCY AND TERM

The occupancy will commence from 1st April 2023 and will terminate on the 30th September 2023. The Licence fee will be payable in one instalment on the commencement of the Licence.

VIEWING

Viewing may take place at any reasonable time with these Particulars.

THE LAND

All of the land is laid to permanent pasture and has been grazed with sheep. There is water available in a trough fed from a bore hole. The trough is in Field 5882

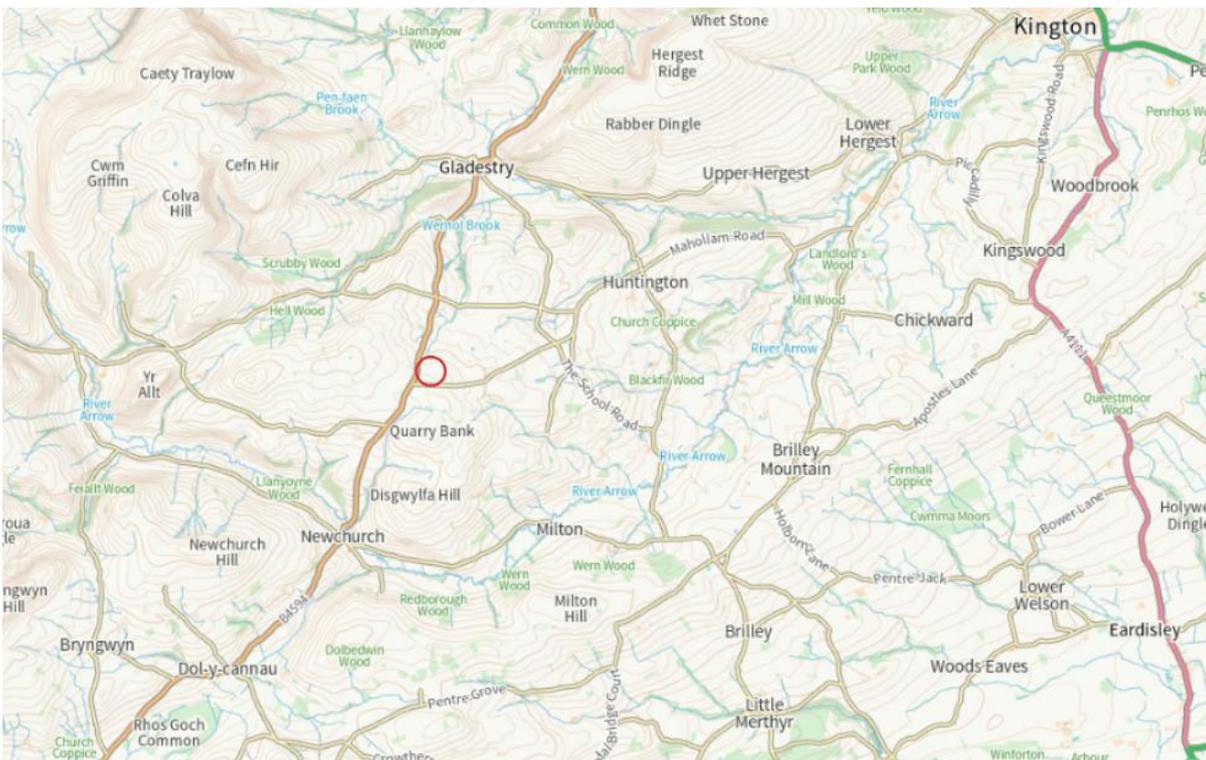
DIRECTIONS

From Gladestry leave the village in a Southern direction towards Newchurch and Rhosgoch. Proceed straight for 1.5 miles and the land will be on the left-hand side with a roadside gate. If you get to the T junction with Huntington signposted 2miles proceed back to the last field gateway.

FURTHER INFORMATION

For further information please contact Hannah Morgan on 01568 610007 or 07814 493 039
Email: hannah.morgan@brutonknowles.co.uk

LOCATION PLAN



PLAN OF THE LAND



SCHEDULE OF LAND

OS NUMBER	FIELD NUMBER	Field Area (Hectares)	Field Area (Acres)	Land Use
SO2252	5882	6.43	15.89	Permanent Pasture
SO2252	5461	4.99	12.33	Permanent Pasture
	TOTAL	11.42	28.22	

CONDITIONS OF LICENCE

1. All tenders must be submitted in writing to **Hannah Morgan** at John Amos & Co., Unit 5 Flexspace, Leominster Enterprise Park, Brunel Road, Leominster, Herefordshire, HR6 0LX. Tel: 01568 610007 or 07814 493 039 ~ Email: hannah.morgan@brutonknowles.co.uk. Tenders must arrive at the above office **NO LATER THAN 12 noon prompt** on **Monday 20th March 2023** and should be marked **Tender ~ “Land at Upper Hengod”**
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 Licensee shall be required to insure their stock 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 Licensee shall be responsible for any damage to the Licensors 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 Licensee 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 licensee fee at the times specified in the Licence 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-licence, (including costs and commission), but shall not be entitled to any surplus.
8. The License Fee will not be subject to VAT.
9. If there is a footpath that crosses the land then it is the Licensees 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 licence fee as per the agreed time-scales, the Vendors shall reserve the right to recover the loss of license fee 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 the whole years licence fee on the specified days throughout the Term with the fee due on **1st April 2023**.
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 land is available from **1st April 2023** terminating on the **30th September 2023**.
15. The Licensee will be required to keep the road gate shut.

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 March 2023



FORM OF TENDER

LAND AT UPPER HENGOED, GLADESTRY

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

SUBJECT TO CONTRACT

To: Messrs John Amos & Company, of "Unit 5 Flexspace, Leominster Enterprise Park, Brunel Road, Leominster, Herefordshire, HR6 0LX"

I/We

of

.....Postcode.....

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

Mobile.....

Signed: Dated.....

Description	Tender Bid per Acre
LAND AT UPPER HENGOED 28.22 acres	£

Proposed Use:

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.....

Mark Tender document

"TENDER – LAND AT UPPER HENGOED"

and return to

John Amos & Co, Unit 5 Flexspace, Leominster, Enterprise Park, Brunel Road, Leominster, HR6 0LX
or by Email: hannah.morgan@brutonknowles.co.uk

(please ensure you have confirmation that the email has been received prior to Tenders Closing)

No Later than **12 NOON** on **MONDAY 20TH MARCH 2023**