

PERMANENT PASTURE LAND

Available for a cut of Hay and Summer Grazing

Approximately 55.37 acres (22.39 hectares) of land
situated at Chapel Farm, Barnett Lane, Wigmore,
HR6 9UQ

**TO LET BY INFORMAL TENDER
CLOSING AT 12 NOON ON
MONDAY 5TH JUNE 2023**

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

Tel: 01568 610007

johnamos
& COLTD

A Bruton Knowles LLP Company

01568 610007 johnamos.co.uk

BK | Bruton
Knowles

LAND AT CHAPEL FARM, WIGMORE

INTRODUCTION

John Amos & Co are delighted to have been instructed to offer approximately 55.37 acres of land available by Licence for sheep grazing commencing from the 12th June 2023, or earlier by agreement on behalf of Messrs. Pollitt. Further land maybe available for future seasons.

CROPPING

The land is permanent pasture and available as follows:

- A. Land hatched in Purple, 40.59 acres available for a cut of hay and aftermath sheep grazing.
- B. Land not hatched, 17.13 acres available for sheep grazing only.

Total area is 57.75 acres, cropped area is 55.37 acres.

BASIC PAYMENT SCHEME AND ENVIRONMENTAL STEWARDSHIP

The Basic Farm Payment and Environmental Stewardship is claimed by the Licensor. The Licensee will be required not to undertake any activity to prejudice the Licensor's 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 12th June 2023, or earlier by agreement and will terminate on the 31st October 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 water available through troughs or brooks. A cut of hay will not be able to be taken prior to 15th July 2023. A cut of hay should be taken as soon as possible after the date and hay bales removed from the land within 7 days after baling, subject to weather conditions. All of the land is accessible from roadside gateways.

DIRECTIONS

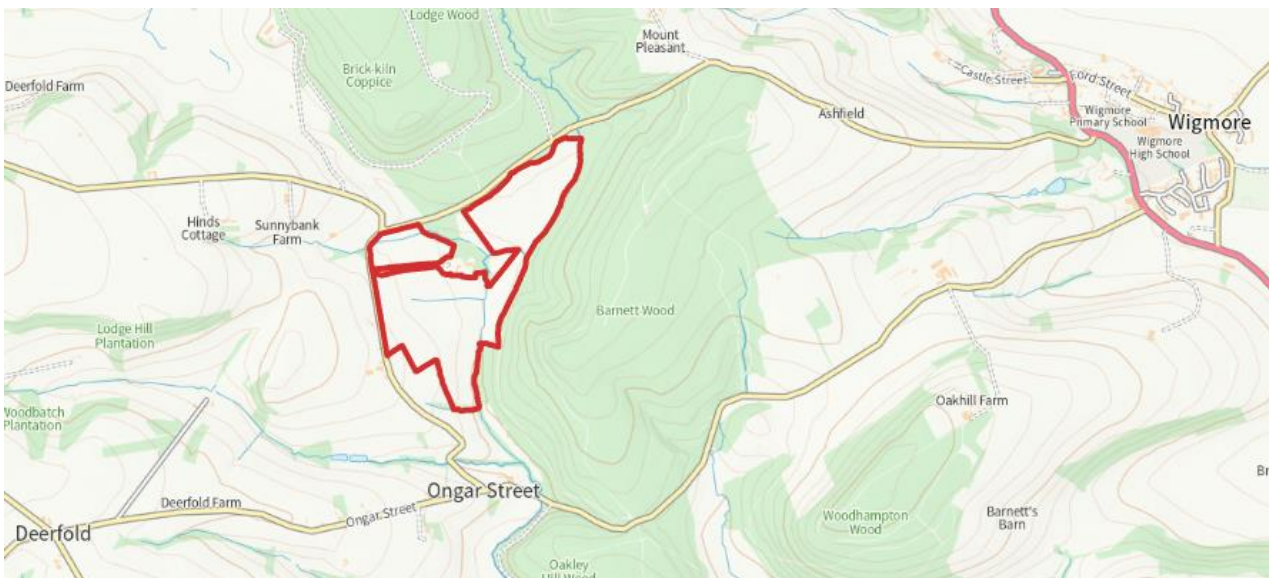
From Wigmore, take the single track Barnett Lane (opposite the Senior School playing fields) towards Deerfold, after 0.8 miles branch left and continue on this road. After a further 0.4 miles the start of the land will be on your left hand side. The land continues on your left hand side for a further 1 mile.

FURTHER INFORMATION

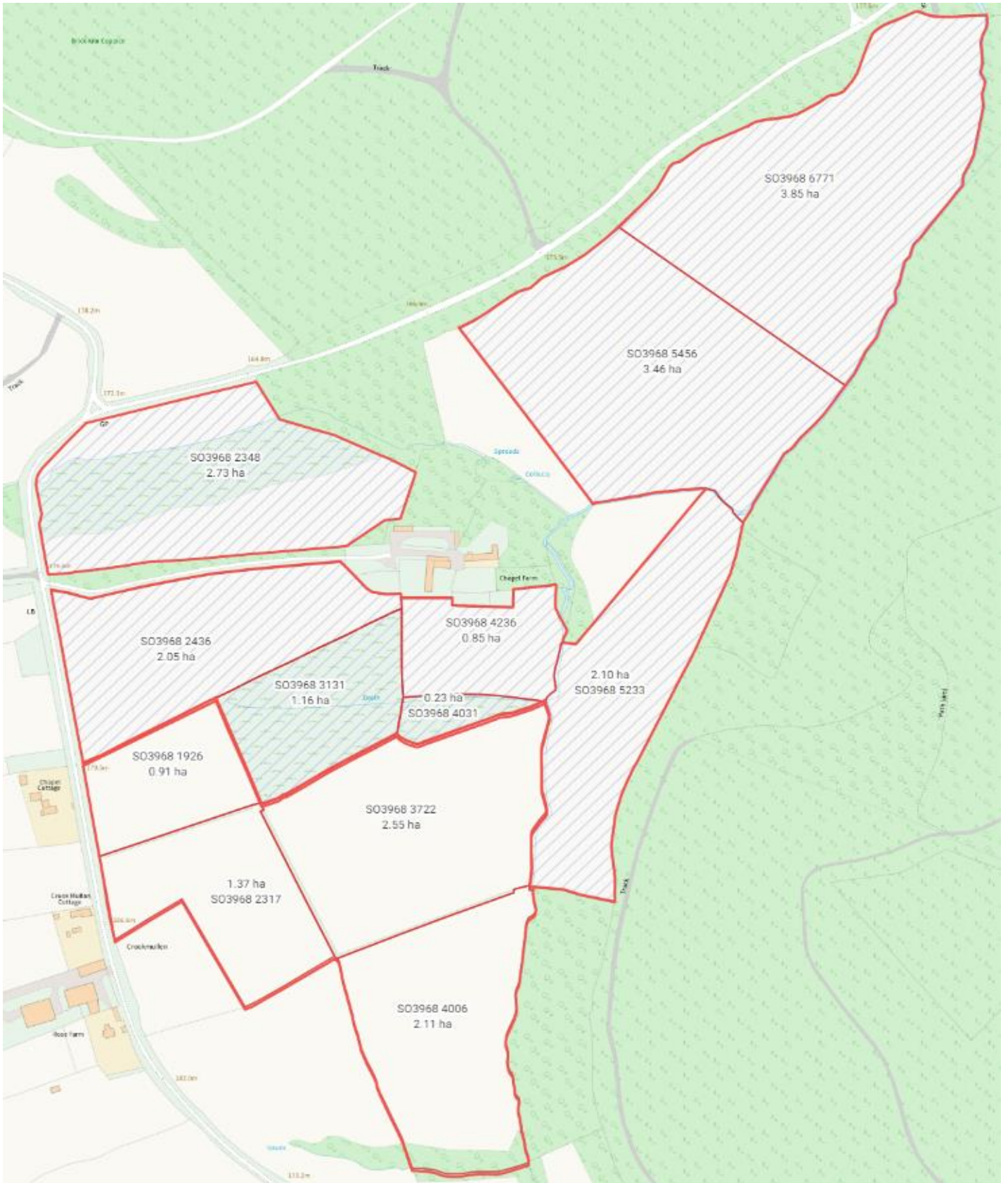
For further information please contact Hannah Morgan on 01568 610007 or 07814 493 039.

Email: hannah.morgan@brutonknowles.co.uk

LOCATION PLAN



PLAN OF THE LAND



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 May 2023

SCHEDULE OF LAND

OS NUMBER	FIELD NUMBER	Field Area (Hectares)	Field Area (Acres)	Land Use
Land for Sheep Grazing Only				
SO3968	2436	0.91	2.25	Sheep Grazing Only
SO3968	2317	1.37	3.39	Sheep Grazing Only
SO3968	3722	2.55	6.30	Sheep Grazing Only
SO3968	4006	2.11	5.21	Sheep Grazing Only
Land for Hay and Making and Aftermath Sheep Grazing				
SO3968	6771	3.85	9.51	Hay and Aftermath Sheep Grazing
SO3968	5456	3.46	8.55	Hay and Aftermath Sheep Grazing
SO3968	2348	2.73	6.75	Hay and Aftermath Sheep Grazing
SO3968	2436	2.05	5.07	Hay and Aftermath Sheep Grazing
SO3968	3131	1.16	2.87	Hay and Aftermath Sheep Grazing
SO3968	4031	0.23	0.57	Hay and Aftermath Sheep Grazing
SO3968	4236	0.85	2.10	Hay and Aftermath Sheep Grazing
SO3968	5233	2.10	5.19	Hay and Aftermath Sheep Grazing
	TOTAL	23.37	57.75	
Grazed and Mown Area		22.39	55.37	

CONDITIONS OF LICENCE

- 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 5th JUNE 2023** and should be marked **Tender ~ "Land at Chapel Farm"**
- 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).*
- The Vendors do not have to accept the highest or any Tender for each Lot respectively.
- 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.
- 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.
- 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.
- 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.
- The License Fee will not be subject to VAT.
- If there is a footpath that crosses the land then it is the Licensees responsibility to keep this open.
- The Purchaser agrees to leave the land in good heart and in a state fit to replant by the Vendors, (or his Agents) thereafter.
- 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.
- 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 **12th June 2023**.
- 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.
- The land is available from **12th June 2023** terminating on the **31st October 2023**.
- The Licensee will be required to keep the road gates shut and ensure stock does not stray from the land holding.
- The Licensee will not be allowed to mow the land until the 15th July 2023. After the 15th, the land should be mown as soon as possible, with all bales removed from site within seven days of baling, subject to weather conditions.
- The Licensor requires the land to not be over grazed or overstocked.
- The Licensee is not allowed to supplementary feed, bar licks and mineral blocks
- The Licensee will not be allowed to apply fertiliser, pesticides, lime or any other chemicals to the land.
- The Licensee will not have a right of access down the drive and should use the roadside gateways to allow access into the fields.
- The Licensee will not be allowed use of the buildings, for any purpose.

FORM OF TENDER
LAND AT CHAPEL FARM, WIGMORE
(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 CHAPEL FARM 55.37 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 CHAPEL FARM”

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 5TH JUNE 2023