

PERMANENT PASTURE LAND TO LET

Available in Two Lots, for a Term of Two Years

**Approximately 74.94 acres (30.32 hectares) of land
situated at Upper Hengoed, Gladestry, HR5 3PW**

**TO LET BY INFORMAL TENDER
CLOSING AT 12 NOON ON
THURSDAY 30TH NOVEMBER 2023**



Easters Court, Leominster, Herefordshire, HR6 0DE

Tel: 01568 610007

www.brutonknowles.co.uk

LAND AT UPPER HENGOED, GLADESTRY

INTRODUCTION

Bruton Knowles Ltd are delighted to have been instructed to offer approximately 74.94 acres of land on a two year Farm Business Tenancy from 1st March 2024 for sheep grazing and 1 cut of hay/silage, on behalf of Messrs. Lloyd. The land is held within two lots. Further land maybe available for future seasons.

CROPPING

The land is permanent pasture and available for sheep grazing and one cut of hay/silage only.

BASIC PAYMENT SCHEME

The Basic Farm Payment will be claimed by the Tenant on behalf of the Landlord. The Tenant shall pay the Landlord the full value of the 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.

FIELD SIZES

The bids should be made on a per acre basis, excluding BPS.

OCCUPANCY AND TERM

The occupancy will commence from 1st March 2024 and will terminate on 28th February 2026. The rent will be payable in equal half yearly instalments in advance commencing on the 1st March 2024. Rent payment days will be 1st March and 1st September in each year of the term.

VIEWING

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

THE LAND

The land is available in two lots, and all of the land is laid to permanent pasture and has been grazed with sheep. There is water available in field water troughs, fed from a farm borehole.

DIRECTIONS

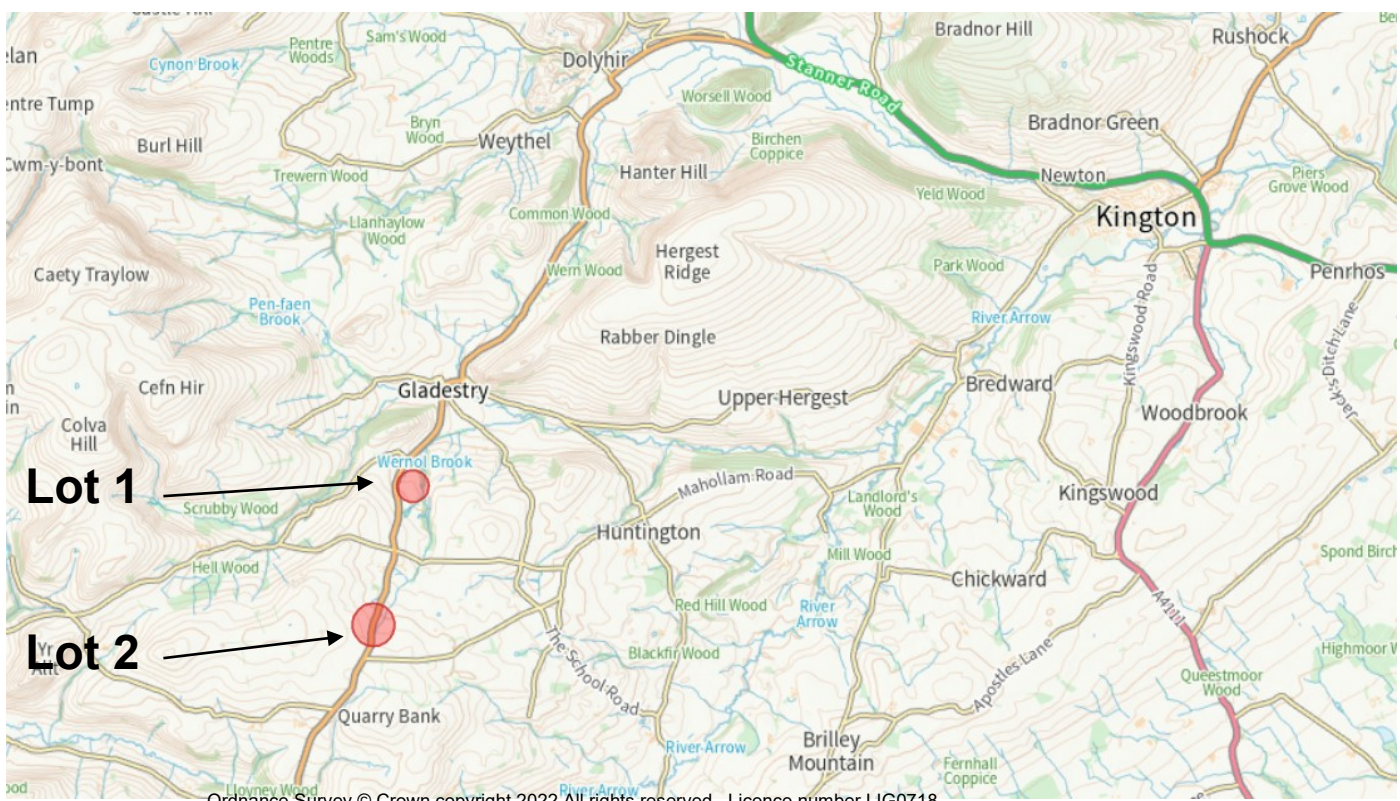
From Gladestry, leave the village in a Southern direction on the B4594 towards Newchurch and Rhosgoch. Proceed straight for 0.5 miles and the Lot 1 land will be on the left-hand side with a roadside gate. For Lot 2, continue a further 1.7 miles and the land will be on either side of the road with road-side gates. If you get to the T junction with Huntington signposted 2 miles proceed back to the last field gateway.

FURTHER INFORMATION

For further information please contact Hannah Morgan on 01568 610007 or 07514 493 039

Email: hannah.morgan@brutonknowles.co.uk

LOCATION PLAN



PLAN OF THE LAND

Lot 1

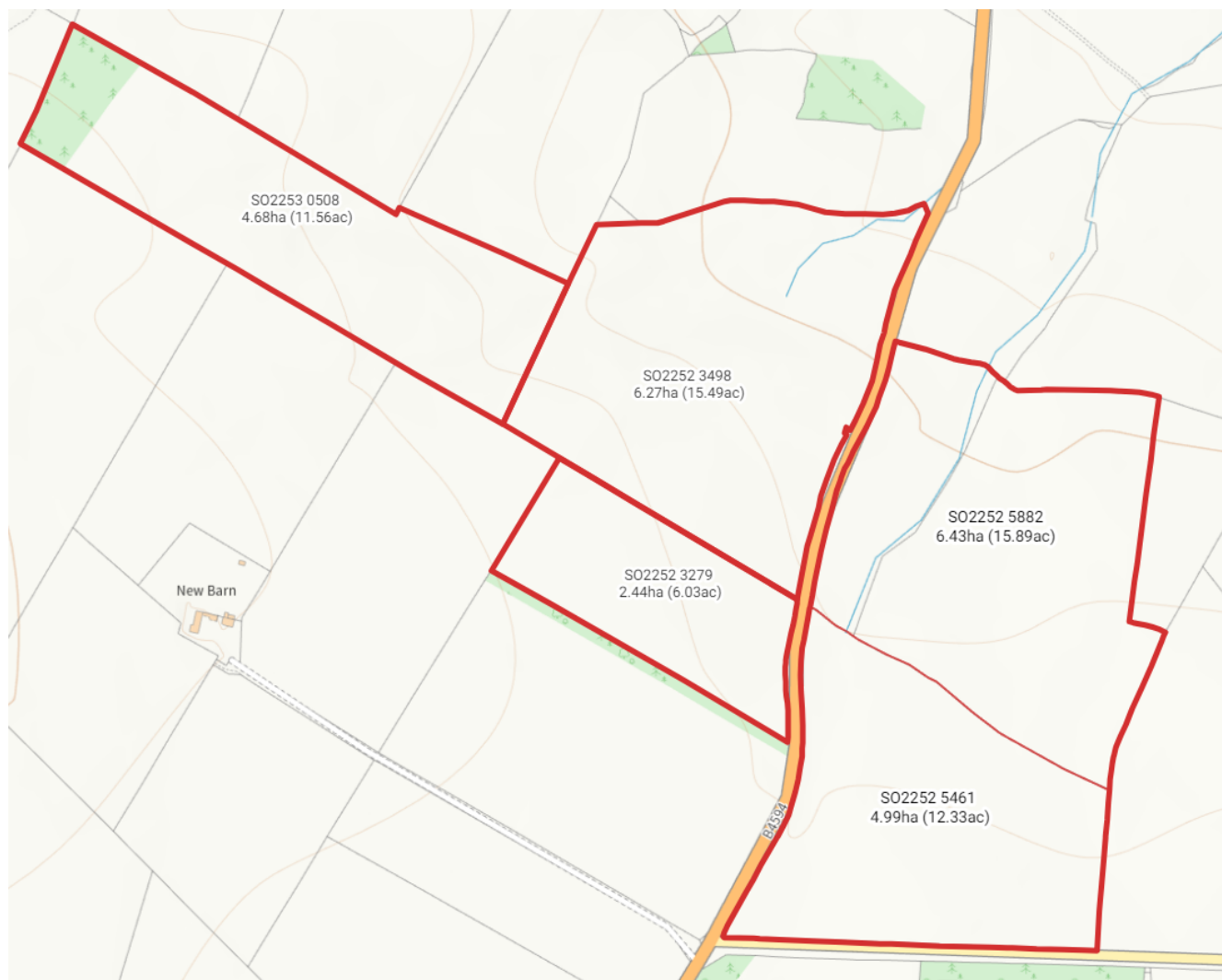


SCHEDULE OF LAND

OS NUMBER	FIELD NUMBER	Field Area (Hectares)	Field Area (Acres)	Land Use
SO2254	9148	0.80	1.98	Permanent Pasture
SO2254	9042	0.58	1.43	Permanent Pasture
SO2254	8718	2.61	6.45	Permanent Pasture
SO2253	8199	1.53	3.78	Permanent Pasture
	TOTAL	5.52	13.64	

PLAN OF THE LAND

Lot 2



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
SO2252	3279	2.44	6.03	Permanent Pasture
SO2252	3498	6.27	15.49	Permanent Pasture
SO2252	0508	4.68	11.56	Permanent Pasture
	TOTAL	24.81	61.30	

CONDITIONS OF LET

1. All tenders must be submitted in writing to **Hannah Morgan** at Bruton Knowles Ltd., Easters Court, Leominster, Herefordshire, HR6 0DE. 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 **Thursday 30th November 2023** and should be marked **Tender ~ "Land at Upper Hengood"**
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 Tenant 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 Tenant shall be responsible for any damage to the Landlord's 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 Tenant 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-rent, (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 Tenant 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 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 half yearly rent in advance on the specified days throughout the Term with the first payment due by 1st March 2024.
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 March 2024** terminating on the **28th February 2026**.
15. The Licensee will be required to keep the road gate shut.
16. If a silage or hay cut is taken the Tenant shall be required apply fertiliser to replenish soil fertility.
17. In field 5461, no sheep pens or sheep feeders allowed. Across the entire of the land holding, no poaching or ground damage.
18. The Landlord will reserve a Right of Way across all of the land at all times.

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 November 2023.*

FORM OF TENDER

LAND AT UPPER HENGOED, GLADESTRY

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

SUBJECT TO CONTRACT

To: Messrs Bruton Knowles Ltd, of "Easters Court, Leominster, Herefordshire, HR6 0DX"

I/We

of

.....Postcode.....

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

Mobile.....

Signed: Dated.....

Description	Tender Bid per Acre
LAND AT UPPER HENGOED - LOT 1 13.64 acres	£
LAND AT UPPER HENGOED – LOT 2 61.30 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

Bruton Knowles Ltd, Easters Court, Leominster, Herefordshire, HR6 0DE

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 **THURSDAY 30th NOVEMBER 2023.**