



# Sunderlands

Residential Rural Commercial

**By Direction of Mr and Mrs M Williams**

**TO LET BY INFORMAL TENDER**

**On a**

**THREE YEAR FARM BUSINESS TENANCY (FBT)**

**PART OF LOWER HOUSE FARM,  
PRESTON-ON-WYE, HEREFORDSHIRE**

**Postcode: HR2 9JU**



**Land Totalling About 112.61 Acres**

**Good Quality Arable and Pastureland**

**Consisting of Grade 1 and 2 Agricultural Land**

**TENDER DEADLINE 22<sup>ND</sup> OCTOBER 12 NOON**

Ref: Andrew Edwards and Matthew Binns

**01432 356161 • [www.sunderlands.co.uk](http://www.sunderlands.co.uk)**

## **GENERAL INFORMATION**

### **DESCRIPTION**

The land on offer is part of Lower House Farm and consists of approximately 112.61 acres with an estimated 110.16 plantable/grazable area and 2.45 acres of no farmed area. The arable and pastureland is predominantly grade 1 and 2. Soilscares describes the land as freely draining slightly acidic loamy soils.

Some of the lower land located adjacent to multiple streams flowing into the nearby River Wye is subject to flooding but has been included in an arable rotation for over 30 years. The Landlords are happy for arable rotation to continue or supportive of reversion to grassland if so wished.

The grain store located within the farm boundaries measures about 100ft x 80ft and will be included as part of the FBT agreement. The grain store has light and socket wiring but no mains electric connection. The grain store is not to be used for keeping livestock.

### **ENVIRONMENTAL GRANTS**

The land is not presently within any stewardship schemes. The Landlords are fully supportive of tenants entering the land into environmental schemes such as Stewardship, Sustainable Farming Incentive (SFI) and any capital grant scheme works. We estimate that about 2.45 acres is non farmed area, and the Landlords are happy that this area can be used within any SFI or Stewardship option so to protect these areas.

### **GRASSLAND**

The Landlords would prefer the tenants to graze the grass land with their own livestock however, if not owning livestock they would be agreeable to the tenant allowing third party grazing, provided by private documented arrangement only and that all the land is managed in accordance with the terms of the FBT and the FBT tenant is liable to police the arrangements. It should be noted that the successful tenant has the option to negotiate with the Landlord for an extra 11.83 acres of grassland.

### **ENVIRONMENTAL**

The Landlords request that hedges, trees and wildlife areas are protected by either temporary or permanent fences and the Landlords are happy for the successful tenant(s) to utilise capital grant schemes available to complete this work. No areas are to be grazed unless environmental features are protected.

Should the successful Tenant(s) wish to cut any trees or hedges this must be first agreed with the Landlords.

### **CROPPING**

The Landlords do not wish for any potatoes, maize or root crops to be grown on the land.

### **INGOING**

There will be no incoming tenant payments due, other than the rent.

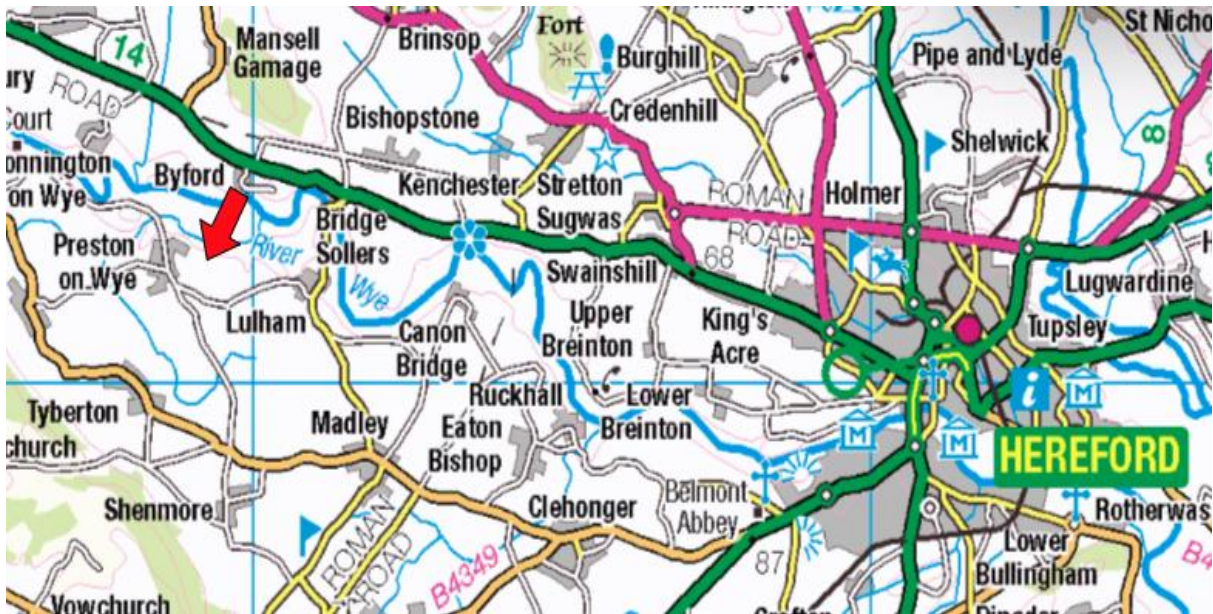
## RENT

Due in advance in two equal instalments per annum.

## VIEWING

The land is vacant, and any prospective tenants are free to walk and inspect the land in their own time. Please note that the grain store is locked.

## LOCATION

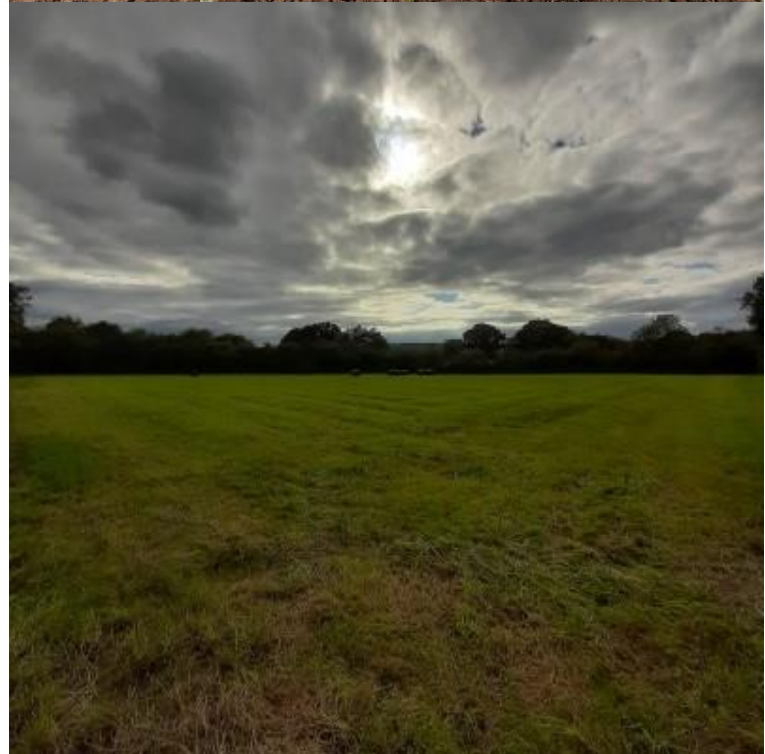


## SCHEDULE

RPA Field Area	Field Name	Cropping	RPA Field Size	Est. Non-Crop Area	Est. Crop Area
9418		Arable	12.31		12.31
2803	Brook Field	Arable	23.41	1.78	21.63
6214 A	Barn Field	Arable	9.83	0.67	9.16
179	20 Acres	Arable	18.26		18.26
2573	4 Acres	Arable	3.8		3.8
8663	Little Field	Grass	2.91		2.91
157	Old Hop Yard	Arable	10.71		10.71
2048		Arable	14.84		14.84
5202	Tennis Court	Arable	8.74		8.74
6901		Arable	7.8		7.8
<b>Est. Total Acres</b>			<b>112.61</b>	<b>2.45</b>	<b>110.16</b>

# PLAN





# INFORMAL TENDER – SUBJECT TO CONTRACT

Part of Lower House Farm and grain store totalling about 112.61 acres

To let on a 3-year FBT

Offers to be received by 12 NOON on Tuesday 22<sup>nd</sup> October 2024 at Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ or by email on request within sealed envelopes clearly marked “*Land at Lower House Farm Ref: Andrew Edwards*”

Name of Prospective Purchaser(s):.....

(Business name):.....

Address: .....

.....

Postcode: .....

Landline ..... Mobile .....

Email address: .....

**My offer per year is:**

£..... (In total)

(In words.....)

.....)

**PTO FOR CROPPING PLAN, TERMS AND SIGNATURE**

## Proposed Cropping

RPA Field Area	Est. Non-Crop Area	Est. Crop Area	2024/25	2025/26	2026/27
9418		12.31			
2803	1.78	21.63			
6214 A	0.67	9.16			
179		18.26			
2573		3.8			
8663		2.91			
157		10.71			
2048		14.84			
5202		8.74			
6901		7.8			
<b>Total Acres</b>	<b>2.45</b>	<b>110.16</b>			

Signed: .....

Date: .....

### Terms and Conditions

1. Offers must be received in a sealed envelope clearly “*Land at Lower House Farm Ref: Andrew Edwards*” at Sunderlands, Offa House, St Peters Square, Hereford, by 12 Noon on Tuesday 22<sup>nd</sup> October 2024.
2. The vendors reserve the right to accept any offer(s), which may not be the highest offer(s) and reserve the right not to accept any offer(s) at all.
3. Payment is to be made on acceptance of the tenders by the vendors.