



On the kind instructions of Messrs Edwards  
Sunderlands will offer

**TO LET by INFORMAL TENDER**  
**62 ACRES OF GOOD PASTURE LAND**

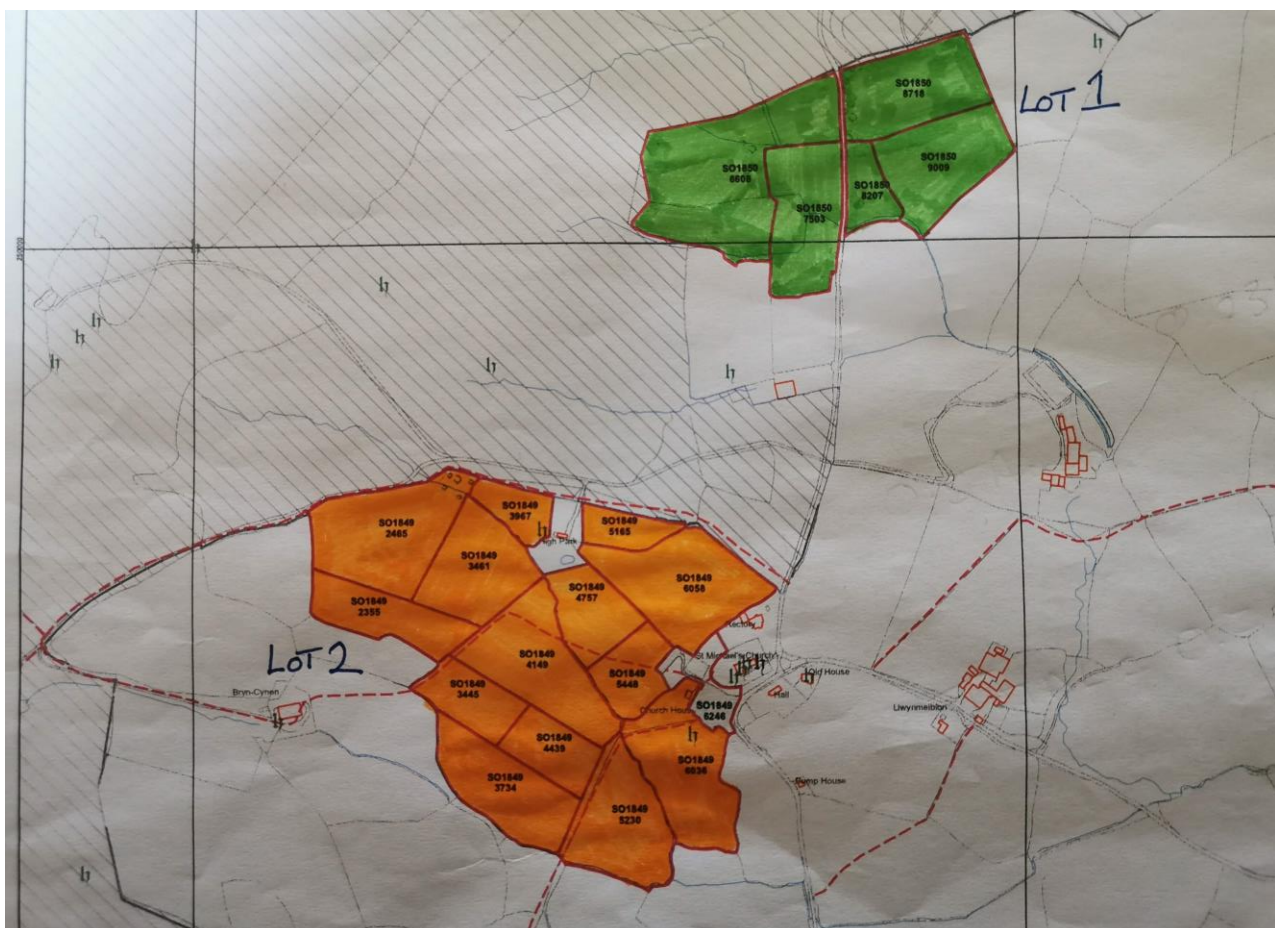
comprising part of Church House Farm, Bryngwyn, Newchurch, HR5 3QN  
to be offered FOR LET on a Grazing Licence commencing upon  
Saturday 25<sup>th</sup> April 2020 and expiring on the 1<sup>st</sup> December 2020

**Available in two lots or as a whole.**

**Land available for sheep grazing only. Licensor to claim entitlements.**

**TENDERS to be received by Friday 17<sup>th</sup> April 5.00pm to**  
**[m.nicholls@sunderlands.co.uk](mailto:m.nicholls@sunderlands.co.uk)**

**Lot 1 – 20.41 acres Lot 2 – 41.46 acres**



Letting Agents: **Sunderlands 1862 LLP,**  
Tenders to: **[m.nicholls@sunderlands.co.uk](mailto:m.nicholls@sunderlands.co.uk)**  
Tel: 07811 521 267 for further enquiries

**Guide Price: £70-£100 per acre**

# Land At Church House Farm, Newchurch, Kington, HR5 3QN

## Description:

This is an excellent and relatively rare opportunity in this area to acquire a useful block of rental ground for the purpose of grazing sheep. The land is split into very usefully sized enclosures for the ease of grazing and management and is available in two separate lots.

The land has already had the benefit of an appropriate application of fertiliser. The land is in excellent heart and has been farmed to a good standard in recent years. The land is not available to claim single farm payment, this will be claimed by the licensor.

## Use and Management:

For Sheep Grazing only.

## Boundaries:

The boundaries are in good order and the licensors (Mr and Mrs Edwards) will maintain and trim the hedges and fences as required.

## Water:

There is an ample water supply though all lots and this is provided from a private natural supply.

**Sporting Rights:** These will be kept in hand and are not included within the licence.

**Basic Payment Scheme & Glastir:** There are no Basic Payment Scheme entitlements included within the let and Messrs Edwards will be claiming the Basic Payment Scheme throughout the term. Graziers will be expected to comply with all cross compliance regulations and indemnify the licensors for any losses caused by the licensee.

## VIEWING:

**Due to the CORONAVIRUS OUTBREAK viewing is strictly by appointment and by contacting Matthew Nicholls. Do not walk the land without first contacting the agent.** All viewers inspect the land at their own risk and neither the letting agent nor the land owners accept any responsibility or liability for any injury howsoever caused.

## Schedule of Acreage

### LOT 1

| Field Number | Field Size HA | Field Size Acres |
|--------------|---------------|------------------|
| 8718         | 1.56          | 3.85             |
| 9009         | 1.57          | 3.88             |
| 8207         | 0.51          | 1.26             |
| 7503         | 1.55          | 3.83             |
| 6608         | 3.07          | 7.58             |
| <b>TOTAL</b> | <b>8.26</b>   | <b>20.41</b>     |

### LOT 2

| Field Number | Field Size HA | Field Size Acres |
|--------------|---------------|------------------|
| 2465         | 1.94          | 4.79             |
| 2355         | 1.05          | 2.59             |
| 3461         | 1.39          | 3.43             |
| 3967         | 0.48          | 1.18             |
| 4149         | 1.76          | 4.34             |
| 3445         | 0.77          | 1.90             |
| 4439         | 0.75          | 1.85             |
| 3734         | 1.42          | 3.51             |
| 5230         | 1.55          | 3.83             |
| 6036         | 1.73          | 4.27             |
| 5448         | 0.73          | 1.80             |
| 4757         | 0.89          | 2.20             |
| 6058         | 1.86          | 4.59             |
| 5165         | 0.46          | 1.14             |
| <b>TOTAL</b> | <b>16.78</b>  | <b>41.46</b>     |

## Contact Details:

For further information please contact:  
Matthew Nicholls: 07811 521 267

# Land At Church House Farm, Newchurch, Kington, HR5 3QN

**Conditions:** The successful licensee will be required to keep the land in Good Agricultural and Environmental Condition and comply with all Cross-Compliance rules and regulations as stipulated by the Basic Payment Scheme and will insure all their stock on the premises. The licensee will further indemnify the licensors (Edwards family) against any losses due to any breach of condition or regulations as laid down by the Basic Payment Scheme or Glastir Entry Scheme.

**Guide Price:** £70 - £100 per acre.

## Supervision of Livestock:

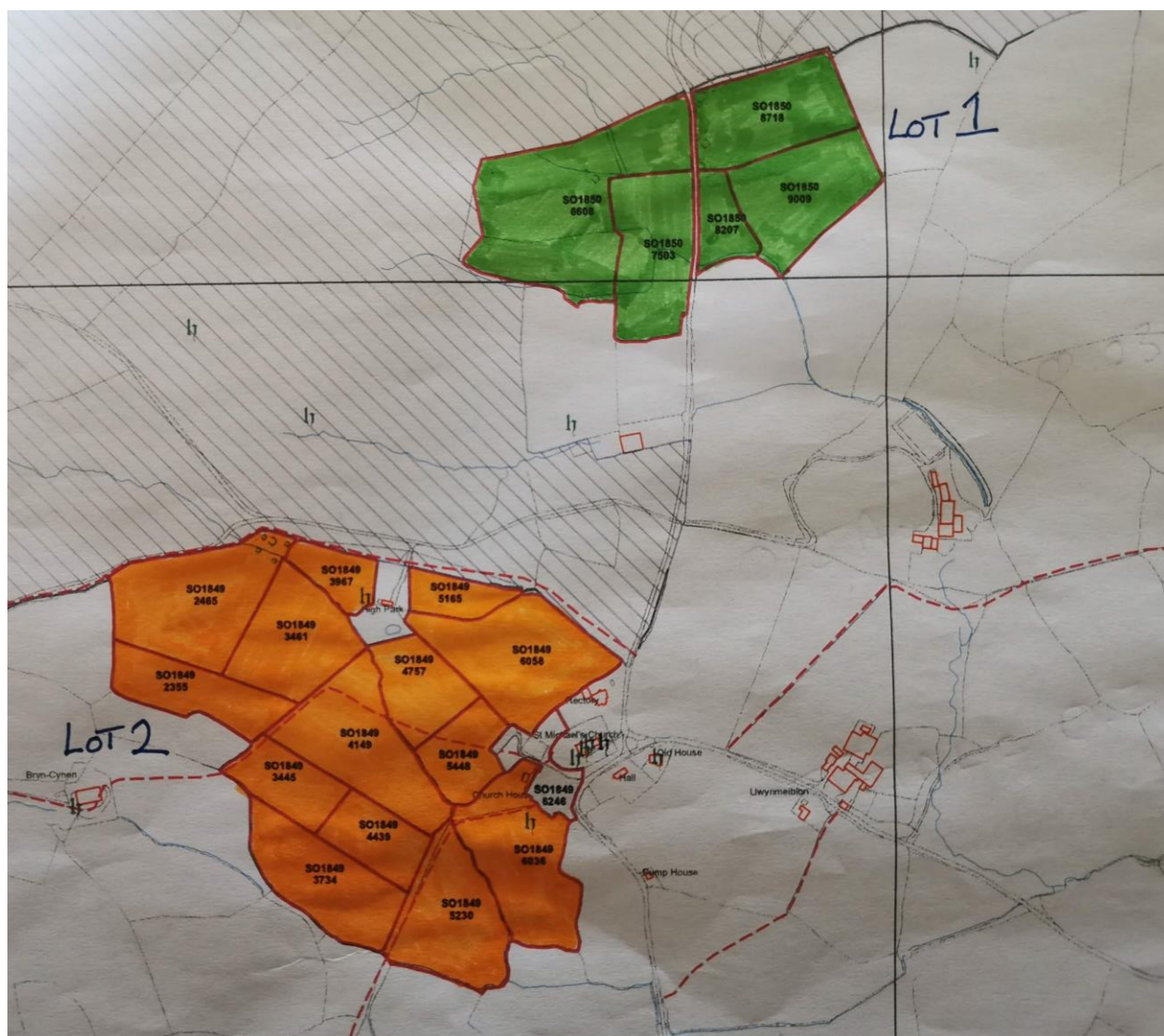
Whilst the licensors are not offering 24hour supervision of any of the livestock, obviously a common-sense approach will be applied and should the licensors notice any stock that require treatment then they will endeavour to notify the licensee.

## Payment:

The rental will be payable in advance at the commencement of the licence period. The licence must be signed and returned before the licence will commence.

## Directions:

From the village of Rhosgoch, proceed in an easterly direction towards Newchurch but just before you leave the village of Rhosgoch take the left hand turn by the vicarage. Proceed towards the hamlet of Bryngwyn, whereby Church House Farm can be located on the left hand side at the top of the pitch.



# LAND AT CHURCH HOUSE FARM - LET BY INFORMAL TENDER

Full Name/s: .....

Address:

.....

.....Postcode:.....

Telephone:.....

**Ref: Land at Church House Farm, Newchurch, Kington, HR5 3QN** - I hereby tender the following amount for the land described as Land at Church House Farm:

LOT 1 – 20.41 ACRES

Offer in Figures: £.....

Offer in Words:

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LOT 2 – 41.46 ACRES

Offer in Figures: £.....

Offer in Words:

.....

The Whole – 61.87 ACRES

Offer in Figures: £.....

Offer in Words:

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Additional Comments:

.....

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Signed: .....

Date:.....

Tenders to be received by no later than 5.00pm Friday 17<sup>th</sup> April 2020 to [m.nicholls@sunderlands.co.uk](mailto:m.nicholls@sunderlands.co.uk)

The vendors reserve the right to accept any offer, which may not be the highest offer and indeed reserve the right not to accept any offer at all.

Offa House | St Peters Square | Hereford HR1 2PQ  
tel 01432 356161 fax 01432 352956 email [enquiries@st-hereford.co.uk](mailto:enquiries@st-hereford.co.uk)

3 Pavement House | Hay-On-Wye | Hereford HR3 5BU  
tel 01497 822522 fax 01497 822533 email [enquiries@st-property.co.uk](mailto:enquiries@st-property.co.uk)

## Property Misdescriptions Act 1991 Agents Note:-

Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. Room sizes are quoted to the nearest 1/10th of a metre on a wall-to-wall basis. The imperial equivalent in brackets is intended as an approximate guide for those not yet fully conversant with metric conversion. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. All the floor plans are produced to give the purchaser an idea as to the layout of the property, they are not to scale and their accuracy cannot be guaranteed. We wish to inform you that Sunderlands & Thompsons LLP are a member Firm of the 'Ombudsman for Estate Agents Scheme' (OEAS) and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.