



On the kind instructions of Messrs Bevan

Sunderlands will offer

52.72 Acres of Excellent Pastureland To Let

comprising part of Worthybrook Farm, Wonastow, Monmouthshire, NP25 4DW
to be offered FOR LET on a Grazing Licence commencing
immediately and expiring on the 30th November 2020

**Available in two lots or as a whole. Land available for sheep grazing and
One Mowing cut. Licensor to claim entitlements.**

Contact: M. Nicholls 07811 521 267 or m.nicholls@sunderlands.co.uk

Lot 1 – 35.03 acres Lot 2 – 17.69 acres



Email: m.nicholls@sunderlands.co.uk

Tel: M. Nicholls BSc (Hons) MRICS MNAVA 07811 521 267 for further enquiries

Land At Worthybrook Farm, Wonastow, Monmouthshire, NP25 4DW

Description:

This is an excellent and relatively rare opportunity in this area to acquire an excellent block of pasture for the purpose of grazing sheep and one mowing crop. The land is split into very usefully sized enclosures for the ease of grazing and management and is available in two separate lots or preferably as a whole.

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 and one mowing crop.

Boundaries:

The boundaries are in good order and the licensors will maintain and trim the hedges and fences as required.

Water:

A mains water supply to all lots is provided.

Buildings:

There is a useful range of buildings and a sheep handling system available in Lot 1, that can be utilised for the purposes of shearing and attending to the livestock. If the buildings are utilised they must be left clean and tidy with all wool removed.

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 Licensors 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 – 35.03 Acres

Field Number	Field Size HA	Field Size Acres
SO4611 8360	6.51	16.08
SO4711 (1054/0055/0161/1561)	1.95	4.82
SO4711 2145	2.27	5.61
SO4711 3446	3.45	8.52
TOTAL	14.18	35.03

LOT 2 – 17.69 Acres

Field Number	Field Size HA	Field Size Acres
S04711 5953	4.08	10.08
SO4711 6936	3.08	7.61
TOTAL	7.16	17.69

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 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: £80 - £120 per acre

Supervision of Livestock:

The licensee is solely responsible for the supervision of their livestock.

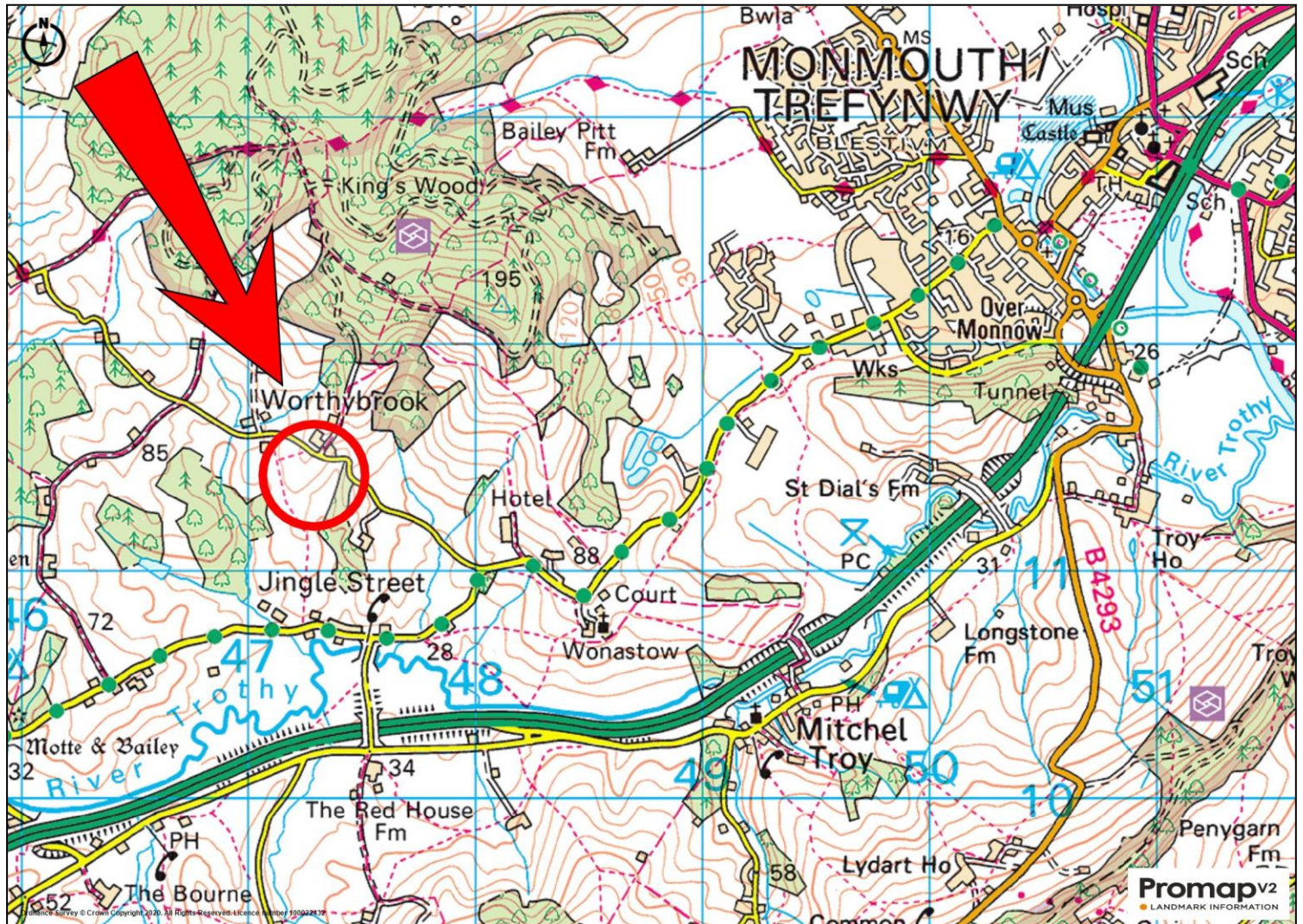
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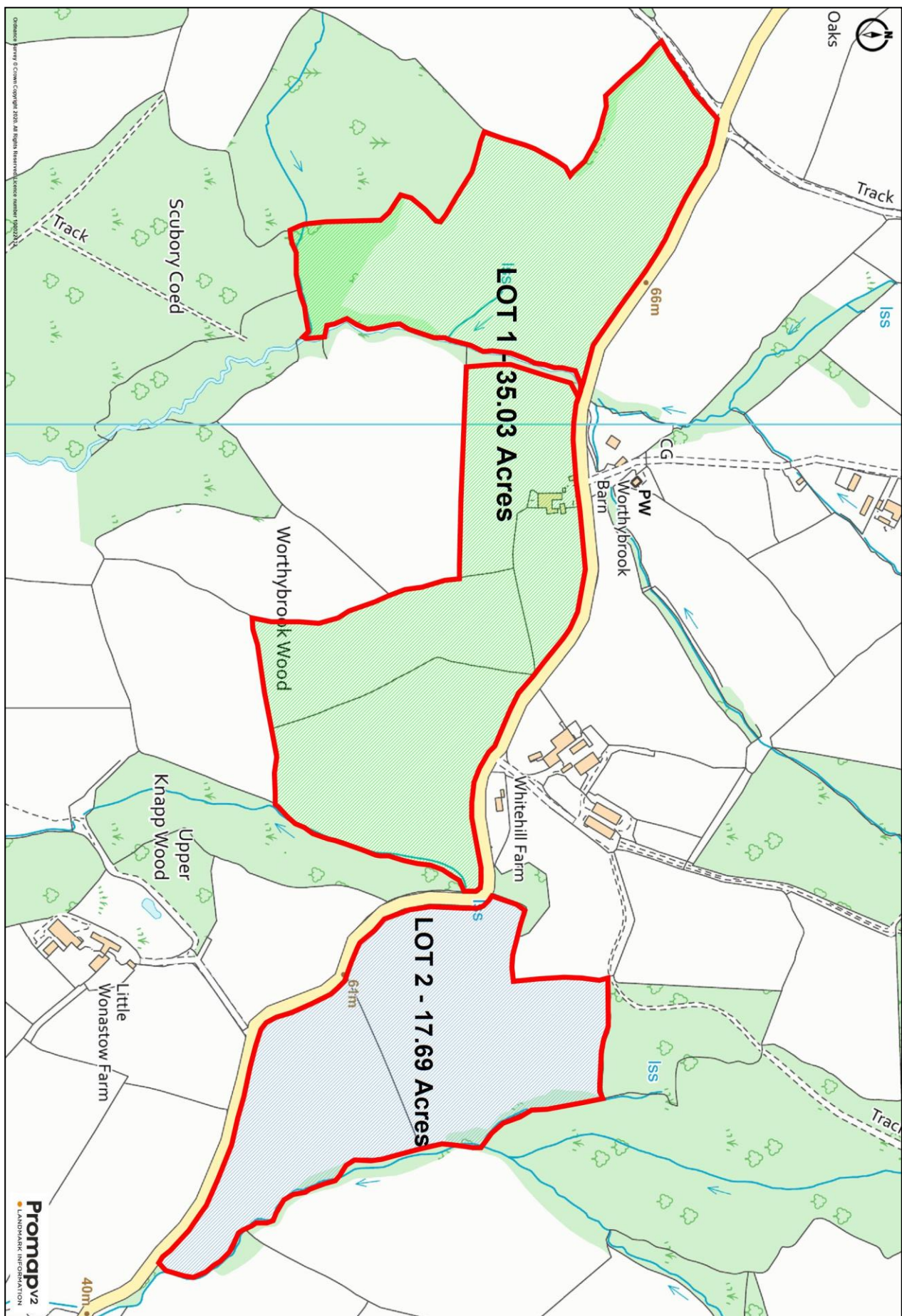
Payment:

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 (See Map below):

Proceed out of Monmouth towards Wonastow, continue through the village of Wonastow and follow the road to the right. Continue towards Worthybrook and the land can be found on either side of the road at Worthybrook Farm.





Offa House | St Peters Square | Hereford HR1 2PQ
 tel 01432 356161 fax 01432 352956 email 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

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' (OEA) and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.