

G HERBERT BANKS

EST. 1898

65.31 Acres (26.43 Hectares) of Permanent Pasture
For sheep and mowing only
At

Sandy Cross Farm, Edvin Loach,
Bromyard, Herefordshire HR7 4PL



To let by Informal Tender
Closing Date: 12 noon Tuesday 7th May 2024

Viewing Arrangements: – Available at any reasonable time during daylight hours
with a copy of these particulars to hand.



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

01299 896 968 | gherbertbanks.co.uk | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB



TO LET BY INFORMAL TENDER

CLOSING DATE FOR BEST AND FINAL OFFERS – 12 NOON TUESDAY 7TH MAY 2024

65.31 Acres (26.43 Hectares) of Permanent Pasture at Sandy Cross Farm, Edvin Loach, Bromyard, Herefordshire HR7 4PL

For sheep and/or mowing only under a grazing/Mowing Licence as a whole.

Approximate Distances (in miles)
Bromyard 1.8 * Leominster 13 * Hereford 15

Introduction

G Herbert Banks have been favoured with instructions from Mrs C Cartwright t/a G E Trigg to let 65.31 Acres of Permanent Pasture under a grazing/mowing agreement.

The land is divided into 5 enclosures and is available from 8th May until 30th November 2024. The land is available for grazing with sheep only and may also be mown.

The intention is that providing both parties are happy then the land will be re-let to the licensee in future years from 1st April until 31st October.

Directions

Sandy Cross Farm is located adjacent to the B4203 Bromyard to Great Witley road and is around 1.8 miles north east of Bromyard. From Bromyard travel towards Great Witley passing the turning on the right for Bromyard Downs. After a little over 1,000 metres turn left towards Edvin Loach. The entrance to Sandy Cross Farm is on the right after 200 metres.

What 3 Words: [///travel.spaceship callers](http://travel.spaceship callers)

Description

The land at Sandy Cross Farm is arranged in five enclosures which are ring fenced. The land is available for sheep only and may be mown for hay or silage. There are both natural and mains water supplies.

The land slopes to the south west and north but none of the land slopes steeply. The land is classified as Grade 3 on the Provisional Land Classification Maps of England and Wales. The soil type is identified by the Soil Survey of England & Wales as being of the Bromyard Series described as a well-drained reddish fine silty soil over shale and siltstone with some similar soil with slowly permeable subsoils and slight seasonal waterlogging suitable for cereals and grassland with stock rearing.

Schedule

RLR No:	Description	Acres	Hectares
SO6757 4555	Pasture	19.82	8.02
SO6757 4629 pt	Pasture	20.10	8.13
SO6757 2116/4215	Pasture	19.62	7.94
SO6757 5307	Pasture	4.69	1.90
SO6757 4495	Pasture	1.08	0.44
		Total 65.31	26.43

The Licensor will allow the use of a farm building to assist with loading livestock (if required)

It should also be noted that an application has been made under the RPA's Capital Application to renew much of the fencing on the Holding. A separate SFI application has been made to enter the grassland into Option LIG1 (manage grassland with very low inputs). This will permit mowing providing the land is shut up for at least 7 weeks and does permit supplementary feeding. Limited quantities of fertilizer or farmyard manure may also be allowed.

Terms of Letting

The land will be let as one lot under the terms of a grazing/mowing licence which will be prepared by the letting agents. The land will be available from 8th May until 30th November 2024. It is intended that providing both parties are happy then the licensee will be offered an agreement in each subsequent year.

The licence fee will be payable in 2 installments. 50% will be paid on 8th May with the remainder due 1st September.

SFI and Capital Applications

The licensor will enter into sustainable farming incentive and capital application and will retain all payments.

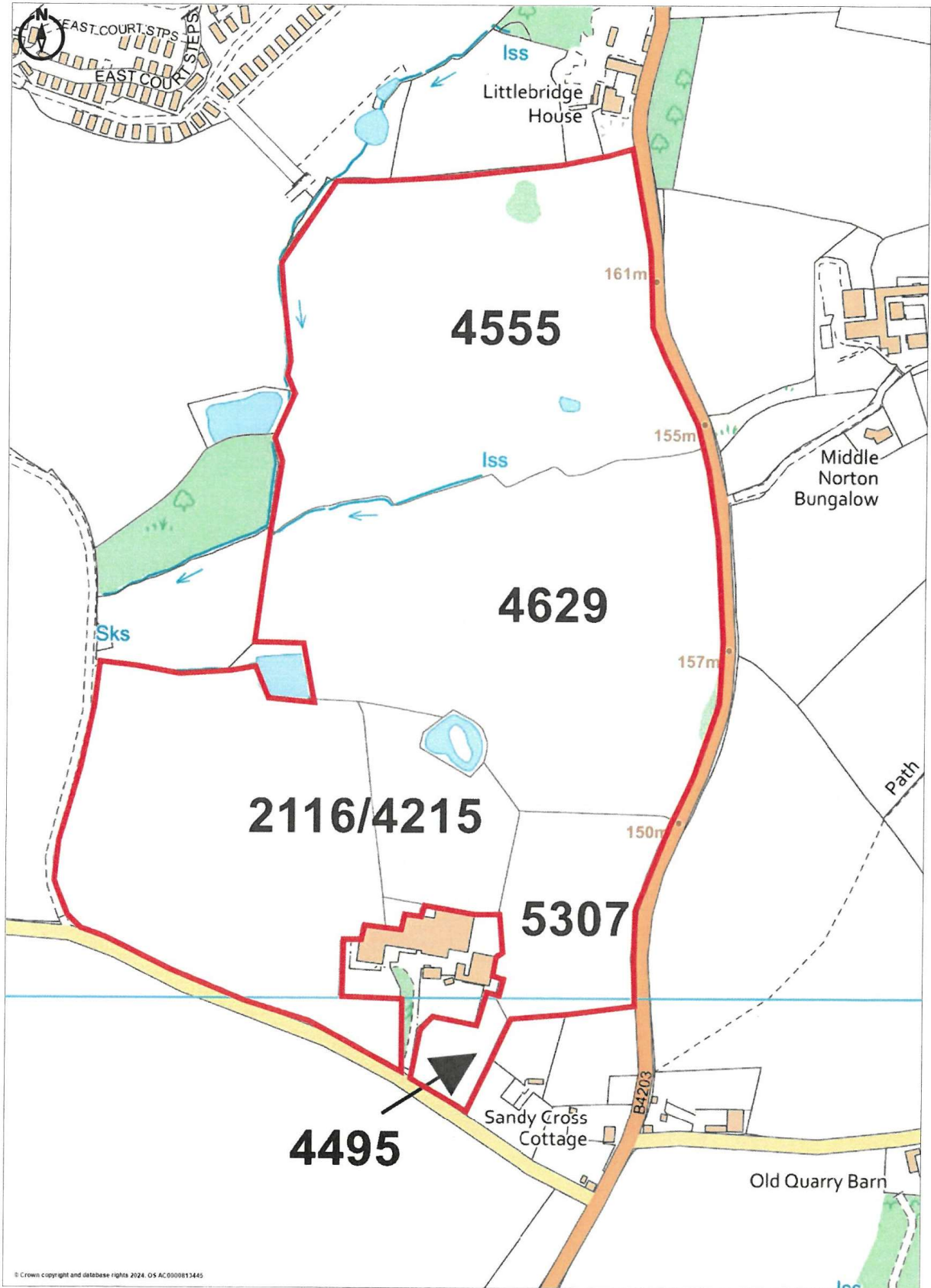
Method of Letting

The grazing/mowing is offered as a whole by informal tender. Please submit your best and final offer on the enclosed tender form in a sealed envelope marked 'Sandy Cross Farm Tender' and ensure it is delivered to our Great Witley Office by no later than 12 noon on Tuesday 7th May 2024.

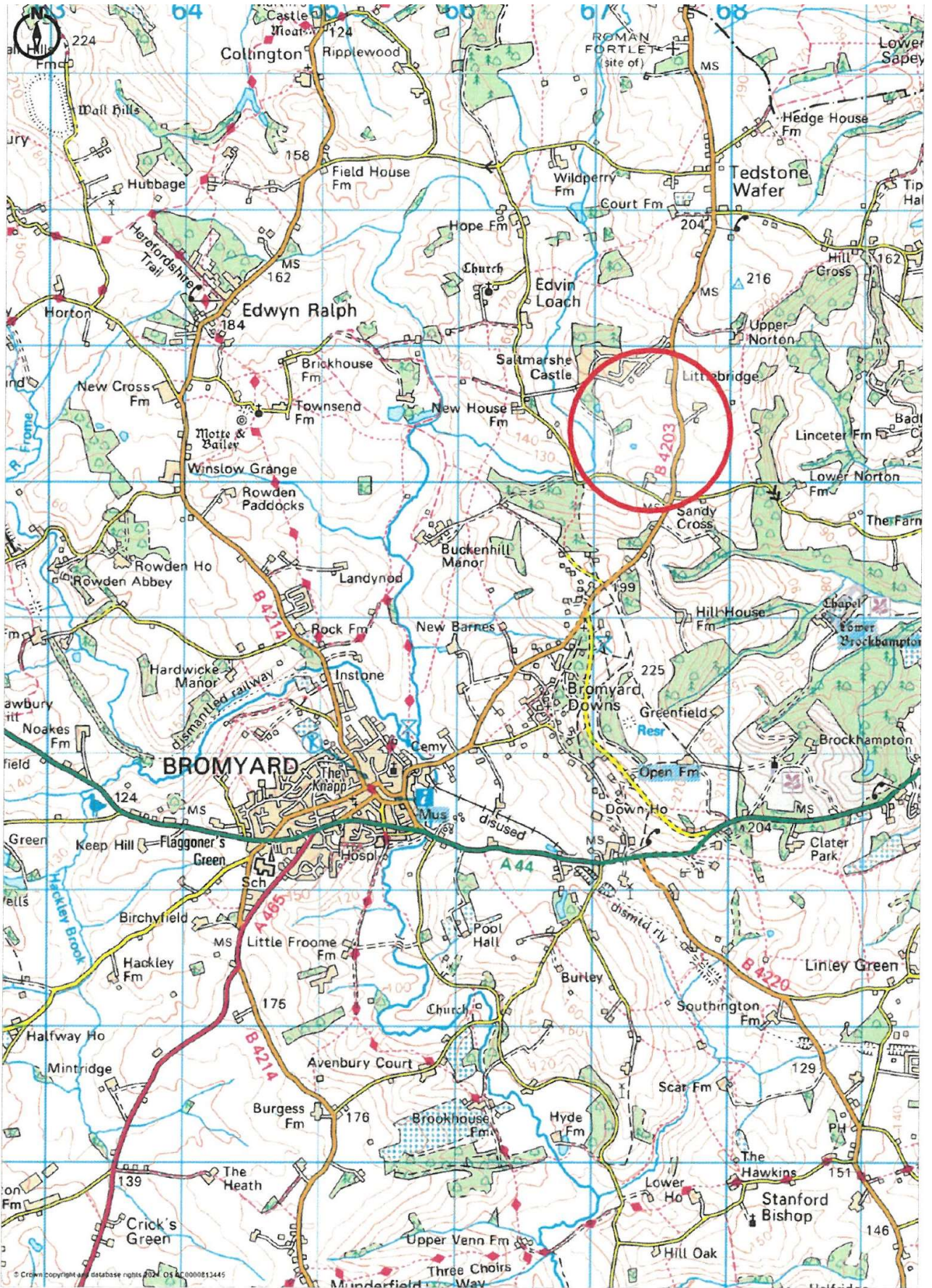
As an alternative you may email your tender to Jennie Nash at jennien@gherbertbanks.co.uk

A licence agreement will be available for signature on 8th May 2024.





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INFORMAL TENDER FORM

I/We wish to offer the following in respect of the property outlined below:

SANDY CROSS FARM, EDVIN LOACH, BROMYARD, HEREFORDSHIRE HR7 4PL

Amount £:.....

Amount in words:.....Pounds

Signed:..... Date:.....

Name and Address:.....
.....

Contact Number:.....

Email address:.....

If successful, I agree to sign the grazing/mowing licence and pay 50% of the tendered licence fee within 7 days.

Please return to G Herbert Banks LLP for the attention of James McIntyre of G. Herbert Banks, The Estate Office, Hill House, Great Witley, Worcester, WR6 6JB. Tenders sent by post must be clearly marked for the attention of James McIntyre with the envelope marked “**SANDY CROSS FARM TENDER**”.

Tenders sent by email should be sent to jennien@gherbertbanks.co.uk with “**SANDY CROSS FARM TENDER**” clearly marked in the subject line. Tenders sent by post will not be open and read before the tender date – this might not be possible with emails.

If your offer is successful, subject to contract, we will require formal identification from all purchasing parties as well as proof of funds before proceeding.

Tender deadline: 12 noon Tuesday 7th May 2024