

POTATO LAND TO LET FOR THE 2025 SEASON



**Approx. 27.69 Acres
(11.208 Hectares)**

**Located at
Hallaston Farm, Sarnesfield, Hereford,
HR4 8RF**

**TENDERS CLOSE AT 12 NOON
ON THURSDAY, 15TH AUGUST 2024**

Easters Court
Leominster
Herefordshire
HR6 0DE

Tel: 01568 610007

BK | Bruton Knowles

POTATO LAND AT SARNESFIELD, HEREFORD, HR4 8RF

DIRECTIONS

From Leominster take the A44 towards Monkland. After approximately 5 miles at the second crossroads (Golden's Cross) continue on the A4112 for a further 3 miles and just after the junction with the A480 Hallaston Farm (remaining on the A4112) is on the right hand side.

What3words: polished.plugs.basher

POTATO LAND

The land comprises:-

S O Number	N G Number	Hectares	Acres	Previous Potato Crop
SO3650	5075	11.208	27.69	2020

The land has never suffered from PCN (Potato Cyst Nematode) and has not been tested for PCN.

The land was limed in 2020.

The Farmer intends to plant a wild bird food crop in Autumn 2024 following the present wheat crop which will be grazed off by sheep from February 2025. The land will be available from 1st April 2025 to 10th October 2025 for potato cropping.

The Grower will be responsible for cultivating any wild bird food debris remaining following the grazing.

The Grower will be required to ensure no ridging or ploughing up of the 2m margins against any hedge or access road occurs.

IRRIGATION

There is no irrigation available with the land.

AGREEMENT

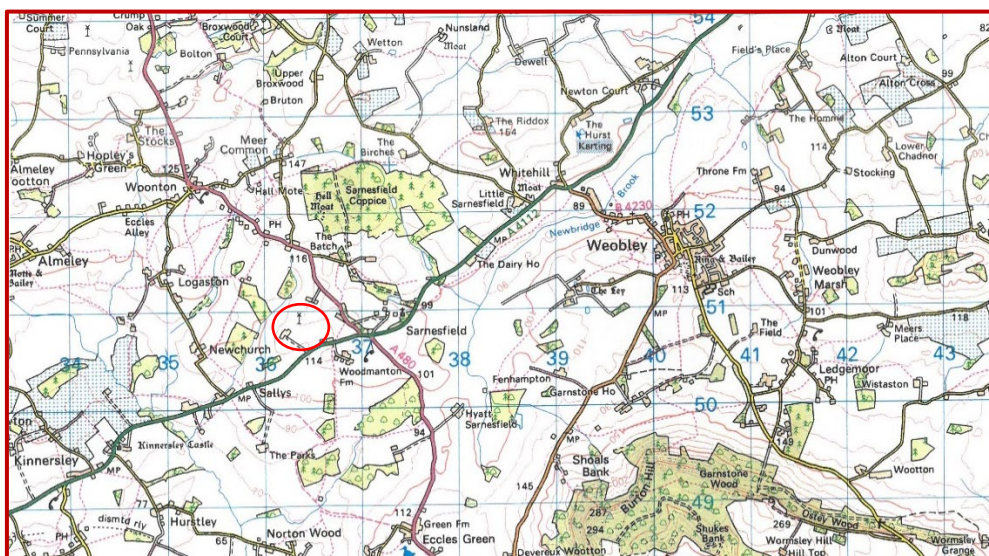
A Licence to grow potatoes will be granted over the land.

CLEARANCE

The potato crop is to be harvested and the land cleared by 10th October 2025 (unless otherwise noted on the Tender Form and accepted in the Licence).

VIEWING

Viewing may take place by appointment upon production of these particulars. For further details, please contact the Agent, Hannah Morgan on 01568 610007 / 07514 493039.



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**BULK AMBIENT POTATO STORE
TO LET
FOR THE 2024 AND 2025 SEASON**

2024 – 2,300 tonnes available

2025 – 3,750 tonnes available

Located at
Hallaston Farm, Sarnesfield, Hereford, HR4 8RF

TERMS TO BE NEGOTIATION THEREFORE
EXPRESSION OF INTEREST BY
12 NOON
ON THURSDAY, 15TH AUGUST 2024
TO:

hannah.morgan@brutonknowles.co.uk

Easters Court
Leominster
Herefordshire
HR6 0DE

Tel: 01568 610007

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Knowles

CONDITIONS OF SALE

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 email Hannah.morgan@brutonknowles.co.uk. Tenders must arrive at the above office **NO LATER THAN 12 noon prompt** on **Thursday, 15th August 2024** and should be marked "**Potato Tender ~ Land at Sarnesfield**"
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 Purchaser shall be required to insure their crops 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 Purchaser shall be responsible for any damage to the Vendors' 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 Purchaser 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-let, (including costs and commission), but shall not be entitled to any surplus.
8. The Vendors' rent will not be subject to VAT.
9. If there is a footpath that crosses the land, it is the Purchasers responsibility to keep this clear (we are advised no footpath crosses the land).
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 rent 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 10% deposit on acceptance, 40% instalment on 1st March 2025 and 50% instalment on 1st July 2025.
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.
14. The land is available from the **1st April 2025** terminating on the **10th October 2025** unless otherwise stated. Prior entry can be obtained by agreement.
15. The land is let for the growing of **one crop of potatoes only**.
16. The SFI Scheme (Sustainable Farming Incentive) if applicable, will be claimed by the Vendor.

FORM OF TENDER

POTATO LAND AND STORE AT SARNESFIELD

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

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

I/We

Of

..... Postcode

Telephone..... Fax.....

Mobile..... Email:

Signed: Dated.....

Description	Tender Bid
SARNESFIELD 11.208 Hectares (27.69 Acres)	£ (in words) per acre
POTATO STORE EXPRESSION OF INTEREST	YES NO (please circle response)
Comments (if any)	

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.....

Fax..... Mobile.....

Signed: Dated.....

THIS DOCUMENT IS A CONTRACT OF SALE. IF YOUR BID IS ACCEPTED YOU ARE OBLIGED TO COMPLETE THE LEASE ACCORDING TO THE CONDITIONS.

Mark Tender envelope

“LET BY TENDER – POTATO LAND AT SARNESFIELD”

Return to:- Bruton Knowles Ltd, Easters Court, Leominster, Herefordshire, HR6 0DE
(if delivered to the office please email hannah.morgan@brutonknowles.co.uk to advise)

or Email: hannah.morgan@brutonknowles.co.uk

No Later than **12 NOON** on **Thursday, 15th August 2024**