



Sunderlands
Residential Rural Commercial

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31.28 Acres of Grassland
Available to Let at
Ty-Cerrig, Newbridge on Wye
Llandrindod Wells, Powys, LD1 6ND



Available in One Lot
To Let by Informal Tender
Tenders to be received by
12 Noon on Friday 5th April 2024

All Tenders to be received in writing on the attached form
addressed to :-

Sunderlands, c/o Bulth Market Auctioneers, Bulth Market Office, Smithfield Road,
Bulth Wells, LD2 3ED

Ref: Greg Christopher 07770 972815 email g.christopher@sunderlands.co.uk
Or Rory Matthews 07983 465226 r.matthews@sunderlands.co.uk

General Remarks and Particulars



31.28 Acres of Grassland at Ty-Cerrig, Newbridge on Wye Llandrindod Wells, Powys, LD1 6ND

Sunderlands are instructed to offer a total of 31.28 acres / 12.66 hectares of productive grassland and useful grazing for the 2024 grazing period. The land is very well fenced and forms a single block with very good roadside frontage and access.

The land is available from 8th April 2024 for sheep only until the 31st October 2024 under a Grazing Licence. The land has access to natural water and some tanks and forms a good block of summer grazing.

The Vendor will claim the BPS.

DIRECTIONS

Ty-Cerrig is located just outside the village of Newbridge-on-Wye. From Builth Wells take the A470 and go through the Village of Newbridge on Wye, turn left on exiting the village onto the B4358 towards Llanafan/Beulah, after approximately half a mile turn right onto an unclassified Council road, follow this for about a mile and turn left at the cross roads, follow this for another mile and the land is located opposite Ty-Cerrig Farm.

HEADS OF TERMS

Available from 8th April to 31st October 2024

Water tanks in some enclosures and natural water supplies

Sheep only

No mowing without an agreement or consent from the Licensor.

TERMS & CONDITIONS

1. The agreement will commence once the Grazing fee has been paid in full and Agreement as prepared by Sunderlands has been signed and completed.
2. The Licensor of the land will claim the BPS, the Licensee is not to breach any obligations under the scheme.
3. The Licensee is to comply with all legal requirements and to indemnify the Licensor for all losses and expenses relating to any non-compliance with legislation.
4. The Licensee is not to bring or allow any dangerous unfit or diseased animal on to the land and shall promptly remove any infected, injured or troublesome animals from it.
5. The Licensee must ensure that the land does not become poached by the livestock. There is to be no supplementary feeding on the land with the Licensors prior written consent.
6. The Licensee will be the keeper of the animals for DEFRA/RPA purposes and will be solely responsible for their supervision.

VIEWING

Viewing may take place at any reasonable time during daylight hours providing you have informed the Agent and have a copy of these sales details to hand. Please respect the land and ensure that all gates remain closed.

Schedule

Field Names	O.S. Number	Field Number	Acreage	Hectares
Nantgwyn		7463	2.64	1.07
Sale Field		8859	8.92	3.61
Long Rhos		9379	9.32	3.77
Bottom Rhos		0186	5.21	2.11
Top Rhos		9499	5.19	2.10
TOTAL			31.28	12.66

TENDERS

Only tenders in writing or emailed will be considered and these should be received at the Agents Sunderlands, c/o Builth Market Auctioneers, Smithfield Road, Builth Wells, Powys, LD2 3ED **no later than 12 noon on Friday 5th April 2024 in a sealed envelope marked "Ty-Cerrig Land" Tender Ref: Greg Christopher**

Ref Greg Christopher Mobile 07770 972815

Email: g.christopher@sunderlands.co.uk

Or Rory Matthews Mobile 07983 465226

Email : r.matthews@sunderlands.co.uk



INFORMAL TENDER – SUBJECT TO CONTRACT

**Grazing Agreement for land at Ty-Cerrig, Newbridge on Wye,
Llandrindod Wells, Powys, LD1 6ND**

OFFERS TO BE RECEIVED BY 12 noon on Friday 5th April 2024

Name of Prospective Licensee(s): (Business name)

Address:

Postcode:

Telephone No: (day): (eve):

31.28 ACRES £(in total)

(in words):
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TERMS AND CONDITIONS

1. Offers must be received in a sealed envelope **no later than 12 noon on Friday 5th April 2024 in a sealed envelope marked “Ty-Cerrig” Tender Ref: Greg Christopher or e-mailed to Greg Christopher.**
2. The owner does not commit himself to accept either the highest or any tender.
3. The transaction will remain strictly subject to contract until the Grazing Licence has been signed and completed.

