

Hay on Wye 10 miles

Hereford 10 miles

TO LET BY TENDER

**A PRODUCTIVE PASTURE FARM IN THE
RENOWNED GOLDEN VALLEY**

**TO LET ON A TWENTY YEAR FARM BUSINESS TENANCY
the holding known as**

**TURNASTONE COURT FARM,
TURNASTONE, VOWCHURCH.
HEREFORD HR2 0RA**

**2 Bedroomed Cottage, Modern Buildings &
242 Acres to include 225 acres of Pasture Land & 17 acres of Arable Land**



**TENDERS CLOSE: TUESDAY 7th MAY 2013 AT 12 NOON
TO LET BY TENDER ON A 20 YEAR FARM BUSINESS TENANCY
COMMENCING 1st OCTOBER 2013 (WITH BREAK CLAUSES)**

*Letting Agents: McCartneys LLP
Wylcwm House, Knighton
Powys LD7 1AE
Tel: 01547 528621 - Fax: 01547 529559
e-mail: knighton@mccartneys.co.uk*

GENERAL REMARKS AND PARTICULARS

GENERAL

Turnastone Court Farm is owned by the Countryside Restoration Trust (CRT) and is being offered on a 20 year Farm Business Tenancy (with a five year break clause to either party) by tender with a start date of 1st October 2013. The farm consists of a Farm Cottage known as Rose Cottage, Modern Farm Buildings and 242 acres of Land. The traditional buildings are excluded from the tenancy although, with planning permission for a farm shop and other options, could be offered to the tenant at a later date.

The CRT is a farming and conservation charity set up to establish a network of demonstration farms in Britain promoting sustainable, profitable and environmentally sensitive farming. They would expect the tenant to farm Turnastone as a traditional mixed farm with a vision to farm sympathetically and create a thriving and sustainable business where the production of quality livestock/food, conservation and animal welfare are priorities.

The CRT purchased the farm in January 2003 in order to save ancient meadows and the high value environmental habitats on the farm. Bordering the River Dore, some of the fields form unique water meadows which have not been ploughed for 400 years. Therefore the CRT seek a tenant to farm the land within a HLS/ELS Agreement which complements its history at the same time as making a decent living from the land.

LOCATION

The farm lies within the village of Turnastone, with the village of Vowchurch less than half a mile away. The village of Peterchurch is located a further 1½ miles away which offers good facilities in the form of a village shop and post office, primary school, secondary school and doctors. The Golden Valley is renowned for its outstanding natural beauty.

Hay on Wye and Hereford are roughly equidistant at 10 miles away each offering a range of shopping and social facilities. Railway Stations are located at Hereford and Abergavenny (15 miles).

DIRECTIONS

From Hereford: Take the B4349 road to Clehonger, taking a left turn for Kingstone. After passing through Kingstone take a right turn onto the B4348 road to Vowchurch. Take a left turn for Vowchurch and after passing Vowchurch Church, Rose Cottage and the buildings can be found on your left hand side.

From Hay on Wye: Take the right turn onto the road to Hardwick, Dorstone, then Peterchurch. Turn right for Vowchurch and directions as above.

METHOD OF LETTING

The property is to be let on a Farm Business Tenancy for a period of 20 years with effect from the 1st October 2013. There will be a 5 year break clause to either party every five years throughout the term. Rose Cottage is an option within the tender but the CRT would prefer it to be occupied by the tenant/s if possible. Tenders are to be submitted to the agents' office by **TUESDAY 7th MAY 2013 by 12 NOON.** It is anticipated that a short list will then be drawn up and interviewed. The CRT and their agent may wish to visit the existing farming businesses of those on the short list.

TENANCY AGREEMENT

A copy of the proposed Tenancy Agreement can be viewed at the agents' office or sent by email from the 17th April 2013. The agents advise all prospective tenants to inspect the Farm Business Tenancy Agreement. The proposed HLS Agreement options can also be viewed.

FBT AGREEMENT

The CRT will include the following clause within the FBT. 'The FBT can be terminated on the fifth, tenth, fifteenth or twentieth anniversary date by either party serving one year's notice 12 months prior to the term date'

CROPPING

All the land is laid to pasture with the exception of field no. SO3536 4059, 17 acres which is an arable field. This can either continue to be used as an arable field to give feed for livestock, a catch crop or reseeded back to pasture. No other fields can be re-seeded during the term of the agreement. Chain Harrowing is allowed where this does not clash with the HLS Agreement. Inputs will be very much based on the HLS/ELS agreement but it is likely that cattle & sheep manure and lime will be able to be spread on the majority of fields at the appropriate rates. Management must be by grazing/mowing only. The new tenant and the CRT will discuss the HLS options to try and make them workable for both parties in July 2013. No potatoes are to be grown on the holding. NO horses or outdoor pigs are to be kept without express permission being granted by the landlord.

SINGLE PAYMENT SCHEME

The present tenant holds the SPS Entitlements. These amount to 97 units of Non SDA English Entitlements. The new tenant must pay on ingoing 50% of their value. The payment per entitlement is €323.91 (£258.50) per hectare. The cost per unit is currently being negotiated with the outgoing tenant. The Trust would own the other 50% but the tenant would receive the whole yearly payment.

The new tenant should apply for the Basic Payment Scheme or any replacement scheme in 2015 and onwards. They would also be compensated for 50% of the payment value at the end of the tenancy. The payment for the entitlements would be due by 1st October 2013.

SUBLETTING

No subletting will be allowed unless written permission is given by the landlord.

FISHING AND SHOOTING RIGHTS

All fishing and shooting rights are to be retained by the landlord.

REPAIRS

The tenant will be responsible for keeping the land including fences, hedges, ditches and gates and the buildings in the same state of repair as at the commencement of the tenancy. For a full list of repairing and maintenance please inspect the draft tenancy agreement, which is on the whole split 50% between the landlord and tenant.

INSURANCE

The tenants will be responsible for the Insurance of growing crops, plant and machinery, livestock and all other deadstock and for third party liability.

WATER

Mains water supply. Cost to be paid by the tenant. When the CRT commence work on the traditional buildings, a separate meter will be installed.

INCOMING VALUATION

There will be no ingoing valuation relating to unexhausted and residual manurial values, and likewise the tenant will not be entitled to compensation for these at the end of the tenancy. The only items of purchase are the entitlement (50% value) and fodder. Fodder details to be given out on viewing days or at a later date depending on harvesting dates.

ACCESS

Access to the traditional farm buildings will be retained by the CRT and must not be withheld by the tenant at any time.

RENT

Rent will be payable in two equal instalments. The first payment will be due on 1st October 2013 and the second payment due on 1st April 2014, with subsequent payments being made on the same date for the following years of the Agreement. The first rent instalment should be paid to the agent and then by standing order to the landlord thereafter.

RESIDENTIAL OCCUPATION

If Rose Cottage is tendered for in with the farm as a whole, it will be a condition of the tenancy that the tenant, a family member or a full time farm employee of the tenant will be required to live in Rose Cottage.

COUNCIL TAX

The tenant will be responsible for the payment of the council tax from the date of occupation. The house is currently in Band D.

AGREEMENT COSTS

The tenant will be required to pay for legal costs and stamp duty (if required). The successful tenant will be liable for Stamp Duty and Tax (if any) and the registration of the tenancy with the Land Registry. The cost of this can be obtained by visiting www.hmrc.gov.uk/sdlt/calculate/calculator.htm in connection with the drafting of the tenancy agreement. Landlords/Agent's fees will be the responsibility of the landlord.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Cottage has been assessed for an Energy Performance Certificate, as attached and has been rated G.

LOCAL AUTHORITY

Herefordshire Council, Brockington, 35 Hafod Road, Hereford HR1 1SH – Telephone No: 01432 260000.

SCHEDULE OF CONDITION

A pictorial and descriptive Schedule of Condition of the farm will be made by the Landlords' Agent at the commencement of the tenancy, the cost of which will be paid for in equal shares by the landlord and the tenant.

VIEWING

Strictly by arrangement with the agents: McCartneys LLP of Knighton – 01547 528621 (Ref: Jenny Layton Mills/Glyn Owens). There will be two external viewing days, 2 pm - 5 pm on Wednesday 17th April 2013 and 2 pm – 5 pm on Monday 22nd April 2013, when the buildings and cottage can only be viewed externally due to the outgoing tenants' lambing activities. The third viewing day will be on Wednesday 1st May 2013 when the cottage and buildings can be viewed internally. The land can be walked on all viewing days at the allocated time. Viewings strictly by appointment only and an allocated time for viewing the cottage and buildings must be made through the Knighton Office.

TENDERS

Tenders to be submitted on the attached tender form addressed to Mrs Jenny Layton Mills, McCartneys LLP, Wylcwm House, Knighton, Powys LD7 1AE, and marked "TURNASTONE COURT" by 12 Noon on Tuesday 7th May 2013. Tenders should include the names of three referees, an accountant, a trade/bank reference and personal reference. This will not be taken up until a short list has been selected. Applicants can submit a separate report with the tender document if they wish to which may include a business plan and budget over the first five years.

DISCLAIMER

McCartneys for themselves and the owner of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of an offer or a contract or tenancy. (2) All statements contained in these particulars as to this property are made without responsibility on the part of McCartneys LLP or the owner. (3) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (4) Any intending tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The owner does not make or give, and neither McCartneys, nor any person in the employment of McCartneys has any authority to make or give any representation or warranty whatever in relation to this property.

AGENTS

For further information contact the letting agents – McCartneys Tel: 01547 528621 (Ref: JMLM) and speak to Jenny Layton Mills or Glyn Owens.

LETTING DETAILS

TURNASTONE COURT FARM, TURNASTONE, VOWCHURCH, HEREFORD HR2 0RA

ROSE COTTAGE:

Rose cottage is a detached, half-timbered property and is surrounded by a lawned garden and parking area. The cottage is listed and comprises:-

Kitchen (16' x 11'3) with wood-burning stove, kitchen units and door to rear

Lounge (16' x 12')

Dining Room (16' x 12 max)

First Floor:

2 Bedrooms (11' x 15' and 12' x 15')

Bathroom

Outside:

Garden area with small brick building

Repairs

The CRT intend to complete some external repairs to the cottage in the next 12 months. This includes sandblasting and repainting/limewashing the exterior. Replacing the windows with new softwood windows. New fascia boards and repairs to the chimney.

Services

Mains Water and Electricity, Private Drainage, BT Connection.

Council Tax

Council tax - Band D. Amount currently payable 2012/13 £1,476.59

FARM BUILDINGS

The farm is being let with the following:-

Dutch Barn with two Steel Framed lean to Buildings with mass concrete walls to one end.

Adjoining yard area.

The buildings will be accessed via the new tarmac splay before reaching the traditional farm buildings when finished. Until then the tenant will share access with the CRT via the main entrance through the traditional buildings.

The other traditional buildings are not within the tenancy agreement. If at a later date they are of interest to the tenant then this can be done by separate negotiation. The CRT would very much like them to be part of the farming enterprise in future years. Separate water and electric supply will be installed when required.

THE LAND

In all the land amounts to approximately 242 acres, of which 225 acres are pasture land and 17.5 acres are currently in an arable rotation. There are some extremely good level pasture fields on the farm some of which join the River Dore.

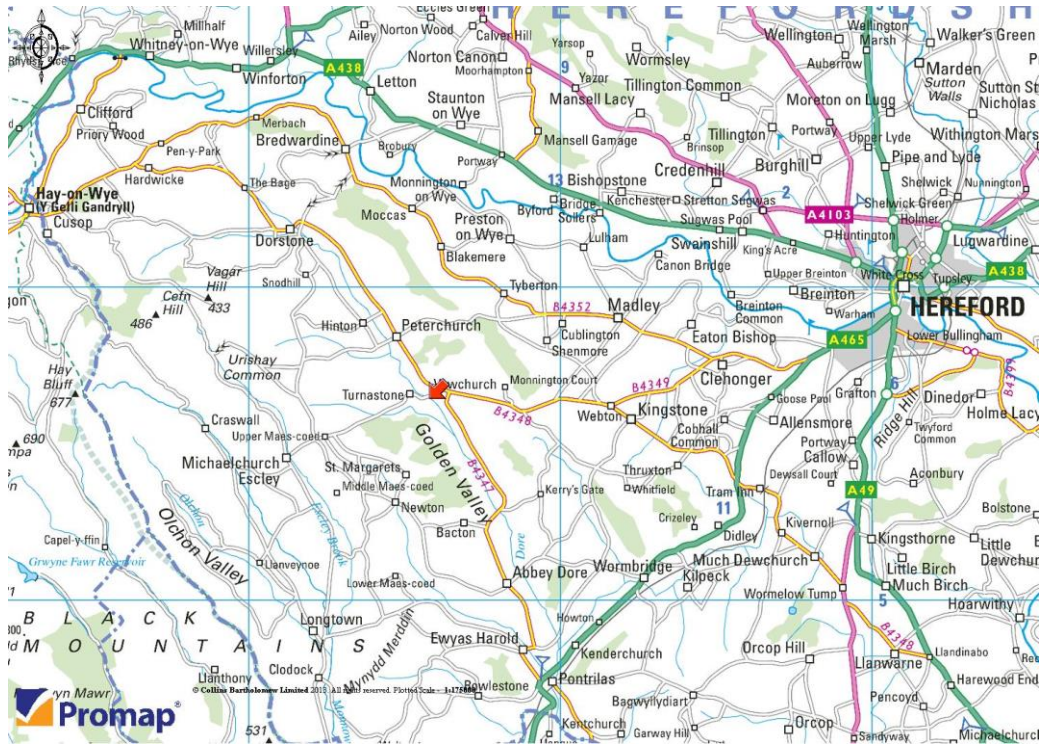
The land is in approximately 4 blocks all with roadside access. It is watered by natural sources. The boundary fences are in good repair with many new fences erected under the Countryside Stewardship Scheme.

The CRT wishes the farm to be entered into a Higher Level Stewardship Scheme together with the current Entry Level Scheme. None of the land is to be ploughed with the exception of the present arable field. More details can be obtained from the agents.

The land is contained within the following schedule:

SO	NG No.	Area (Ha)	SPS Eligible Area (Ha)
SO3436	4876	1.78	1.78
SO3436	5779	1.85	1.85
SO3436	7139	4.11	4.11
SO3436	7478	3.96	3.96
SO3436	7560	6.73	6.73
SO3536	4978	3.34	3.34
SO3536	6282	5.97	5.97
SO3436	8536	0.63	0.63
SO3436	8977	0.13	0.13
SO3436	9069	0.84	0.84
SO3635	4584	8.46	8.46
SO3536	0149	3.04	3.04
SO3536	0178	3.38	3.38
SO3536	0761	2.85	2.85
SO3536	0831	4.11	4.1
SO3536	1968	3.09	3.09
SO3536	2332	4.63	4.63
SO3536	2781	3.72	3.72
SO3536	3148	0.2	0.2
SO3536	4059	7.1	7.1
SO3536	4330	10.13	10.13
SO3536	5066	0.28	0.28
SO3536	6658	2.74	2.74
SO3536	6818	11.55	11.55
SO3536	7949	0.45	0.45
SO3536	8335	0.9	0.85
SO3536	9438	1.38	1.38
SO3636	0346	<u>0.92</u>	<u>0.92</u>
	Total:	98.27ha	98.21ha
		(242.82 acres)	(242.68 acres)





Energy Performance Certificate



Rose Cottage, Turnstone, Vowchurch, **HEREFORD**, HR2 0RA

Dwelling type: Detached house
Reference number: 9918-2082-7217-0467-3960
Date of assessment: 19 March 2013
Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 March 2013
Total floor area: 112 m²

Use this document to:

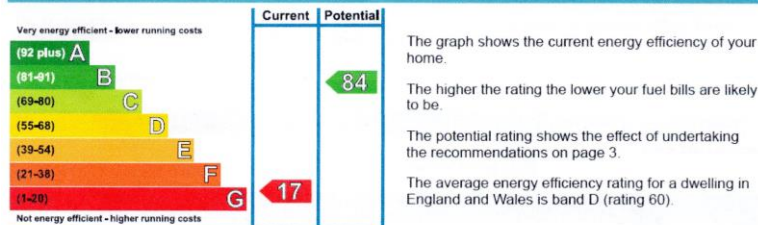
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,706
Over 3 years you could save	£ 6,198

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 174 over 3 years	
Heating	£ 7,659 over 3 years	£ 2,007 over 3 years	
Hot Water	£ 876 over 3 years	£ 327 over 3 years	
Totals	£ 8,706	£ 2,508	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 879	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,875	✓
3 Floor insulation	£800 - £1,200	£ 447	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.