

***LODGE & THOMAS HAVE BEEN FAVOURED WITH
INSTRUCTIONS FROM MR P SHRECK***

**PARTICULARS OF GRASS
FOR MOWING ONLY**

**AT
ARDEVORA VEOR, RUAN HIGH LANES,
TRURO, CORNWALL, TR2 5LY**



30.87 ACRES (12.493 HA) OR THEREABOUTS

AVAILABLE IN ONE LOT

LODGE & THOMAS

ESTABLISHED 1892

Chartered Surveyors, Auctioneers, Valuers & Estate Agents

58 Lemon Street Truro Cornwall TR1 2PY

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Situation:

The Lot consists of three fields that are located adjacent at Ardevora Veor, Ruan High Lanes, Truro, Cornwall, TR2 5LY as shown on the attached Field and Location Plans.

Description:

The attached Schedule shows the acreage of the Lot, comprised of three field parcels, extending in all to approximately 30.87 acres (12.493 Ha).

The Lot is available for mowing only, which must be taken in a single cut, and which may be taken **only from 15th July 2020.**

Basic Payment Scheme & Countryside Stewardship:

The Licence for Mowing Only is on the basis that the Licensor will submit their own claim under the Basic Payment Scheme.

For the sake of complete clarity, the Licensee will not be entitled to any payment under the Basic Payment Scheme and will indemnify the owner for any breaches that may result in deductions to payments under the Scheme due to his actions.

The land is also subject to a Higher Level Stewardship Scheme, which requires that the grass **may not be cut until 15th July 2020** and that **no fertiliser or manure may be applied (zero inputs).**

Access:

The attached Field and Location plans show the location of the land, which is accessed from the private entrance lane leading in to Ardevora Veor.

Application and Tender Form:

The highest or any other tender will not necessarily be accepted, entirely at the Licensor's discretion.

Tenders must be submitted to the Agents **by 12:00 Noon on 30th June 2020** using the attached tender form only.

Licences:

The Lot will be subject to a Licence for Mowing Only with payment due, in full, in advance of cutting. In addition, there will be a charge for Agent's Commission equal to the greater of 5% of the purchase price, or £100. The Commission charge will be subject to VAT in addition, whereas the purchase price will not.

The Licence will commence ***15th July 2020*** and run through ***to 14th August 2020.*** The grass must therefore be cut and removed within this period.

The Licensee will insure his own crop and carry adequate third party liability insurance.

Viewing:

Please contact the Agents to arrange. Please take a copy of these Particulars with you, and respect the usual Countryside Code.

SCHEDULE 2020
LAND AT ARDEVORA VEOR,
TRURO, CORNWALL, TR2 5LY

(Shown edged RED on Field Plan)

<u>O.S. No</u>	<u>Ha</u>	<u>Acres</u>
2675	3.136	7.75
3456	3.687	9.11
5496	5.670	14.01
TOTAL	12.493	30.87



LODGE & THOMAS

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T E N D E R F O R M

**RE LICENCE FOR MOWING GRASS
ON LAND AT ARDEVORA VEOR, RUAN HIGH LANES,
TRURO, CORNWALL, TR2 5LY**

Full Name:

Address:
.....

Telephone Number: LL **Mob**

Email Address:

Closing date for Tenders: 12:00 NOON ON 30th JUNE 2020

I have read and studied the particulars attached to this tender form and have viewed the land.

I understand that the Licence(s) that will be granted will be for a single cut to be taken within a fixed period to commence 15th July 2020 and run until 14th August 2020 and that there is no security after that period.

I accept the terms of the Licence as briefly outlined in the particulars and I agree to sign and execute a Licence for Mowing Only as appropriate.

I therefore tender the following Licence payment(s), per Lot, and acknowledge that the Licence payment(s) must be paid, in full, in advance (not subject to VAT).

I further acknowledge that, in addition to the Licence payment, the Agent's Commission equal to the greater of either 5% of the purchase price + VAT, or £100 + VAT, will also be due.

LOT 1: "Land at Ardevora Veor" 30.87 Ac £.....
(Edged RED on Plan)

Signed:

To be returned to:

Lodge & Thomas, Chartered Surveyors, 58 Lemon Street, Truro, Cornwall TR1 2PY
For the attention of Ross Collins, BSc(Hons), MRICS, FAAV

or by email to: rosscollins@lodgeandthomas.co.uk