

**PARTICULARS OF GRASS
FOR MOWING ONLY**

AT

**LAND SOUTH OF TREWINT FARM (NR BLISLAND),
BODMIN, CORNWALL, PL30 4HX**



11.26 ACRES (4.557 HA) OR THEREABOUTS

AVAILABLE IN ONE LOT

LODGE & THOMAS

ESTABLISHED 1892

Chartered Surveyors, Auctioneers, Valuers & Estate Agents

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Situation:

The Lot consists of two adjacent fields that are located on a parcel of land known as Land to the South of Trewint Farm (Near Blisland), Bodmin, Cornwall PL30 4HX as shown on the attached Field and Location Plans.

The land is approximately 1 mile south east of Blisland, located to the south of Trewint Farm, and the area is also known locally as "Whitecross".

Description:

The attached Schedule shows the acreage of the Lot, comprised of two field parcels, extending in all to approximately 11.26 acres (4.557 Ha).

The Lot is available for mowing only, which must be taken in a single cut before 31st August 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.

Access:

The attached Field and Location plans show the location of the land, which is accessed directly from the public highway via a single field gate.

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 27th July 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 ***immediately*** and run through ***to 31st August 2020***. The grass must therefore be cut and removed within this period.

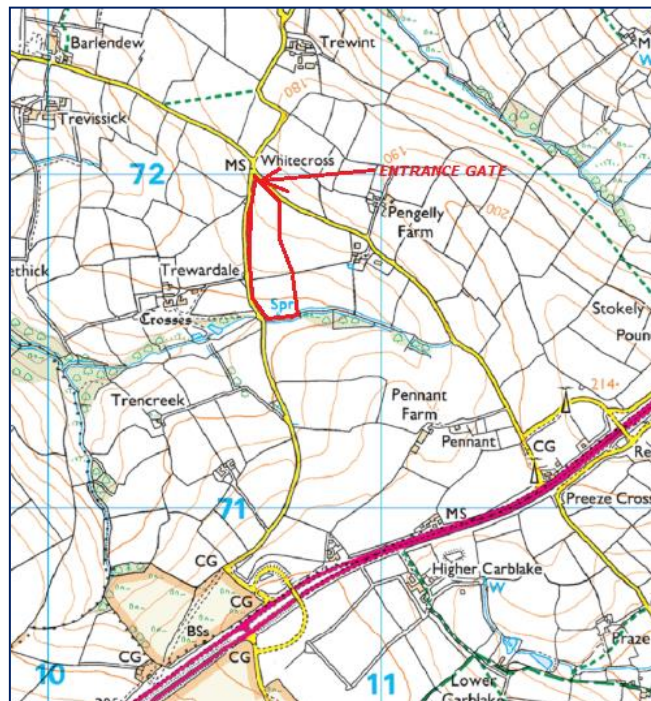
The Licensee will insure his own crop and carry adequate third party liability insurance.

Viewing:

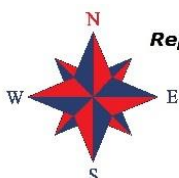
Please contact the Agents to arrange. Please take a copy of these Particulars with you, and respect the usual Countryside Code.

LAND SOUTH OF TREWINT FARM, BODMIN, CORNWALL, PL30 4HX

LOCATION PLANS



Not to Scale



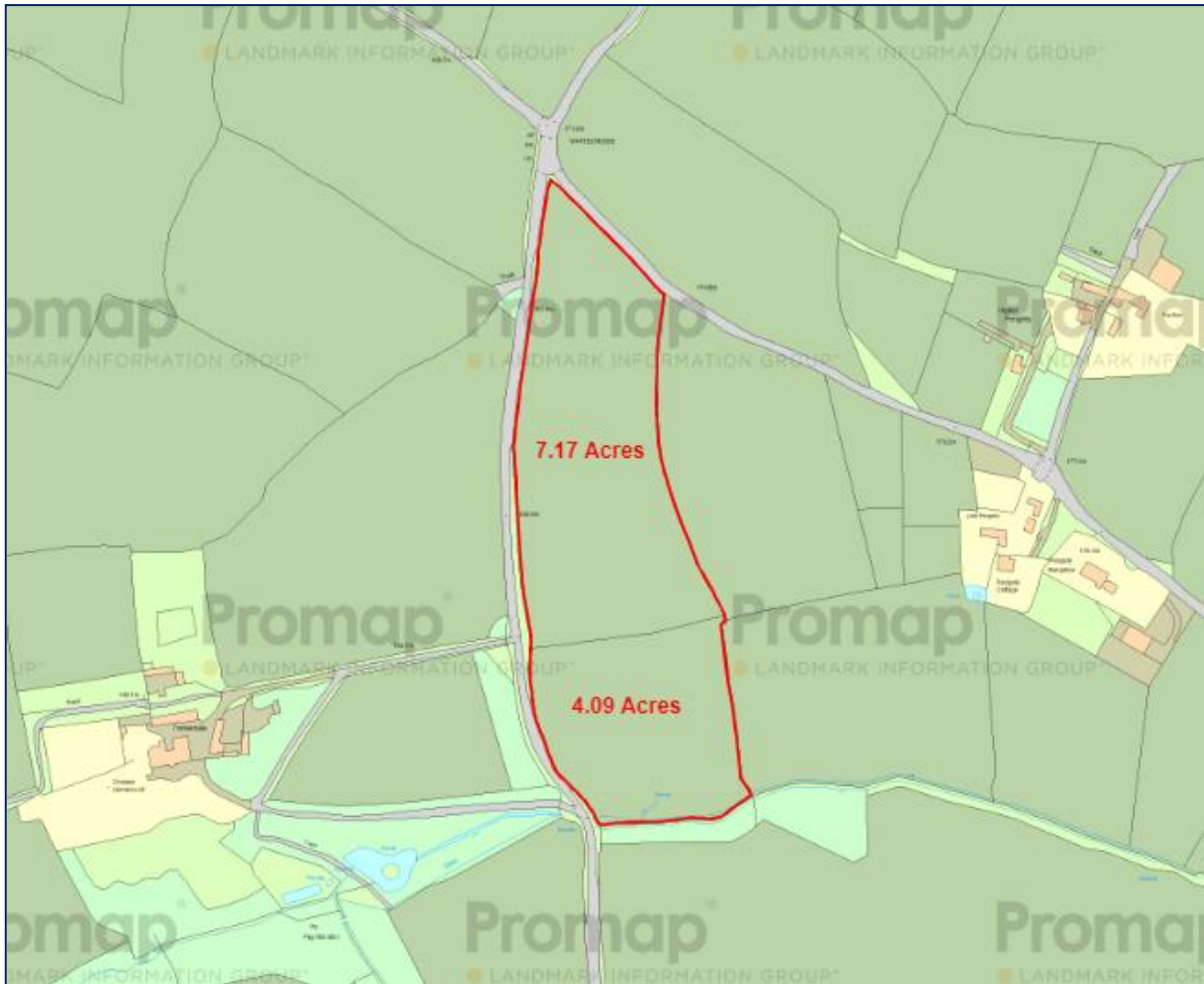
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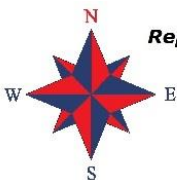
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**LAND SOUTH OF TREWINT FARM,
BODMIN, CORNWALL, PL30 4HX**

FIELD PLAN



Not to Scale



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SCHEDULE 2020
LAND SOUTH OF TREWINT FARM,
BODMIN, CORNWALL, PL30 4HX

(Shown edged RED on Field Plan)

<u>O.S. No</u>	<u>Ha</u>	<u>Acres</u>
North Field	2.902	7.17
South Field	1.655	4.09
TOTAL	4.557	11.26



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T E N D E R F O R M
RE LICENCE FOR MOWING GRASS
ON LAND SOUTH OF TREWINT FARM,
BODMIN, CORNWALL, PL30 4HX

Full Name:

Address:
.....

Telephone Number: LL **Mob**

Email Address:

Closing date for Tenders: 12:00 NOON ON 27th JULY 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 immediately and run until 31st 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 South of Trewint Farm" (Edged RED on Plan)	11.26 Ac	£.....
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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