

**LODGE & THOMAS HAVE BEEN FAVOURED WITH
INSTRUCTIONS TO OFFER**

2021 PARTICULARS OF MOWING GRASS



IN TWO LOTS

37.87 ACRES OR THEREABOUTS

NEAR QUINTRELL DOWNS

LODGE & THOMAS

ESTABLISHED 1892

Chartered Surveyors, Auctioneers, Valuers & Estate Agents

58 Lemon Street Truro Cornwall TR1 2PY

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info@lodgeandthomas.co.uk

www.lodgeandthomas.co.uk

Situation:

The grass is located at Chapel Farm, Chapel, Newquay, TR8 4NZ as shown on the attached Location Plan.

Description:

Lot 1

The grass of 'Westerwold' high yielding Ryegrass variety is available for mowing for up to four cuts of silage or hay with a vacation date of Friday 22nd October 2021.

The attached Schedule shows the respective acreages of each field, extending in all to approximately 27.87 acres.

Lot 2

The Italian Ryegrass is available for mowing for up to four cuts of silage or hay with a vacation date of Friday 22nd October 2021.

The attached Schedule shows the respective acreages of each field, extending in all to approximately 10.00 acres.

Nitrogen fertiliser application is now underway for both Lots. Purchasers of grass will be required to apply 150 kg to 200 kg per acre of good quality compound fertiliser being 20.10.10 or equivalent after taking the first cut and every additional cut thereafter.

The grass is in good heart and viewing is recommended.

Basic Payment Scheme:

The Mowing Licence is on the basis that the Licensor will continue to 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 grass enjoys good access from the Council Roadway across tracks through adjacent fields as indicated by the green arrows on the attached Field Plan.

Application and Tender Form:

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

Tenders must be submitted to the Agents using the attached tender form only.

Deadline for Tenders: - **Monday 5th April 2021 @ 12:00 Noon.**

Tenders must be submitted on the attached tender form only, and returned to:

Lodge & Thomas, 58 Lemon Street, Truro, Cornwall, TR1 2PY.
FAO Nathan Osborne.

Scanned tender forms may also be emailed to:
nathan@lodgeandthomas.co.uk

Licence(s):

Each Lot will be subject to a Licence for Grazing and/or Mowing with payment for the full Term due in full, in advance, plus Agent's Commission of 5% + VAT.

Viewing:

Viewing may take place at any reasonable time.

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

Please leave gates as you find them and take due care when viewing.

Viewing must be ON FOOT only with no vehicles to be brought onto the land.

SCHEDULE 2021

GRASS AT CHAPEL FARM

NEWQUAY

CORNWALL

<u>OS No.</u>	<u>Acres</u>	<u>Cuts</u>
LOT 1		
5955	5.71	4
7453	5.14	4
6277	11.91	4
7223	5.11	4
TOTAL	<u>27.87</u>	
LOT 2		
1591	5.46	4
6635	2.46	4
PART 6635	2.08	4
TOTAL	<u>10.00</u>	
<u>OVERALL TOTAL</u>	<u>37.87</u>	

** Note field areas do not include tracks used by ongoing building works in the area and have been calculated using up to date aerial plans. **

LOCATION PLAN



FIELD PLAN



