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155.45 ACRES OF GRASSLAND AT NEW HOUSE FARM, NEWTON ST MARGARETS, HR2 0QR

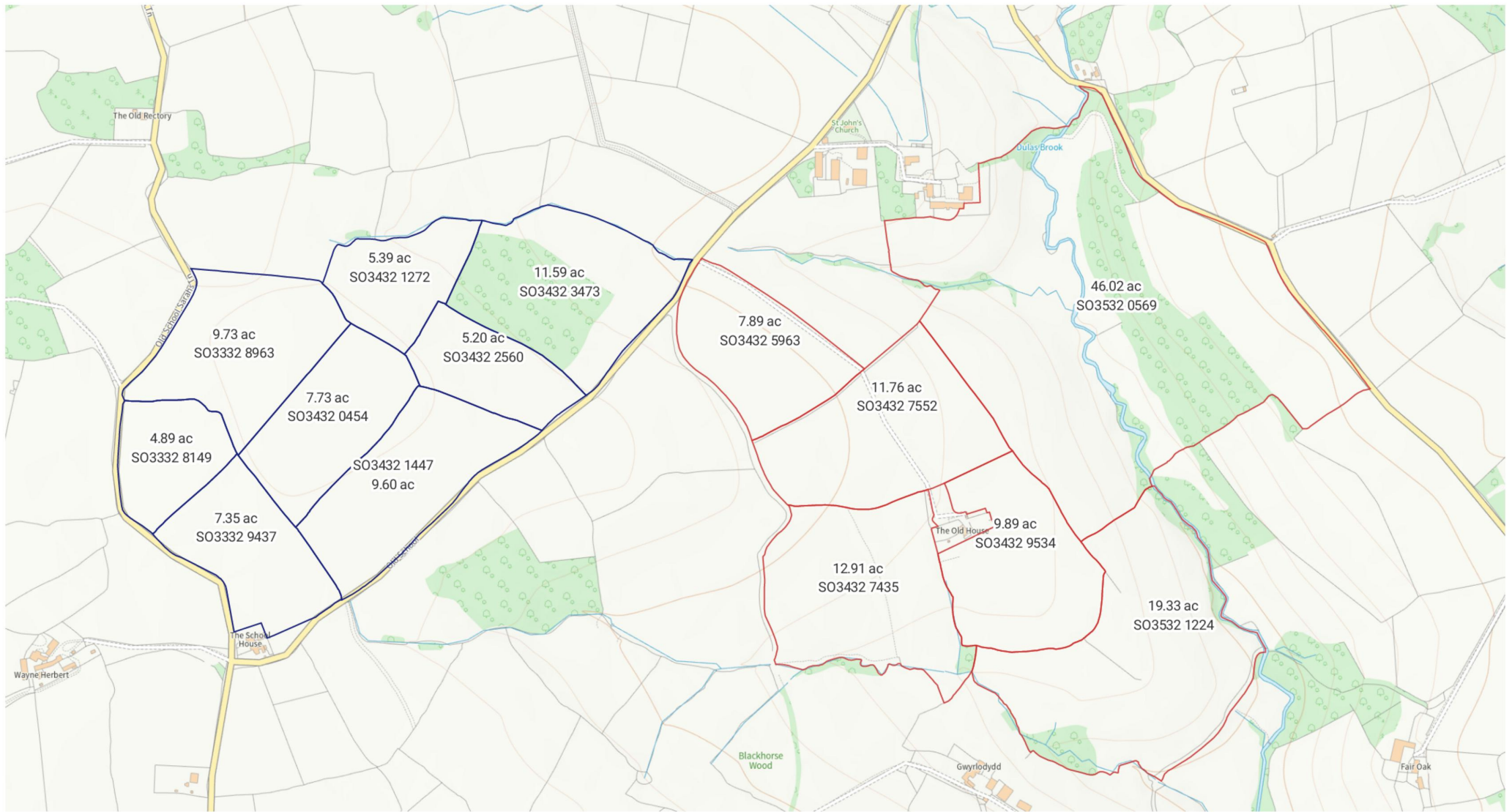
Available on a grazing/mowing license from 1st April 2022 – 30th November 2022

INFORMAL TENDER: 1pm FRIDAY 11th MARCH 2022

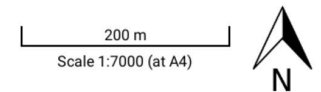


- Mixture of permanent grassland and newer leys.
- Sheep or cattle grazing and mowing as required. Cattle to be removed by 30th October 2022.
- Well fenced (suited to both sheep & cattle).
- Water tanks or natural water to most parcels.
- No Basic Payment Scheme Claim available.
- No Horses.
- Available as a whole or in separate lots subject to requirement.
- Good handling facilities available on farmyard for loading/unloading and TB testing if required.
- We welcome tenders for either block individually or as a whole.





Produced on Feb 16, 2022.
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Land

Block A shown in **red** on the plan extends to a total of 107.79 acres, excluding the block of woodland it equates to 99.7 acres (40.37ha).

What 3 Words to main access: troubled.learns.meanders

Block B shown in **blue** on the plan extends to a total of 61.48 acres, excluding the block of woodland it equates to 55.75 acres (22.56ha).

What 3 Words to main access: strongly.hang.congested

We have calculated all figures to tender excluding the woodland.

Tender

Tenders are to be submitted on the attached form and should clearly detail whether you are interested in the whole or Lot A or Lot B. References should be provided.

Grazing Licence

The land will be available to the selected Licensee(s) on a grazing/mowing licence from 1st April 2022 to 30th November 2022. The licence fee will be payable by two instalments (1st April and 1st July) in advance.

The land is available for mowing as necessary; however, the Licensee will be expected to apply fertiliser and/or FYM in an appropriate quantity to replace the nutrients.

No Basic Payment Scheme claim is available in respect of this land.

This land will be available in forthcoming years on an arrangement to be confirmed, please indicate on the tender form whether you would be interested in taking on the land for a longer period.

The land is available for both grazing, mowing or a mix, we kindly ask that parcels 0454 and 1477 are not mown until July due to large number of skylark nesting plots.

Plans, Areas & Schedule

These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error, mis-statement shall not annul a letting or entitle any party compensation in respect thereof.

Health & Safety

Neither the Licensor nor the letting Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

Viewings

The land is in agricultural use, viewings are permitted at any time during daylight hours with a copy of these particulars. Please register your interest with the Agent prior to viewing. Please ensure all gates are left as found, and due care and attention is taken when viewing fields containing livestock.

Further Information

For further information please contact
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