

***LODGE & THOMAS HAVE BEEN FAVOURED WITH  
INSTRUCTIONS FROM MR. M. STEPHENS***

**PARTICULARS OF GRASS  
FOR MOWING ONLY**

**AT**

**MOUNT PLEASANT FARM, CARNHOT,  
CHACEWATER, TRURO, TR4 8PA**



**AVAILABLE IN ONE LOT FOR MOWING ONLY**

**7.00 ACRES (2.80 HA) OR THEREABOUTS**

***Situation:***

The land is located at Mount Pleasant Farm, Carnhot, Chacewater, Truro, TR4 8PA as shown on the attached Field and Location Plans.

***Description:***

The attached Schedule shows the acreage of the respective land, extending in all to approximately 7.00 acres (2.80 hectares).

The land is available on a Licence for Mowing Only which shall commence upon the Agent's receipt of the Licence Fee and signed Licence agreement, with a vacation date of 31<sup>st</sup> August 2025.

A maximum of ONE CUT shall be permitted.

Viewing is considered essential in order to properly formulate tenders.

No Grazing is allowed.

No bale wrap, bale net, string, waste bales or any other waste is to be left on the Land at the end of the Licence Period. Any bales are to be removed from the Land within three weeks of baling and not stored for any longer periods of time than this.

***Access:***

The land is accessed through a yard which has been indicated with a purple line on the attached Field Plan.

***Fertiliser:***

The Licensor has applied 1 ¼ hundredweight of 20:10:10 fertiliser to the land in April.

***Basic Payment Scheme & Environmental Stewardship:***

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.

***Buildings:***

No buildings are included within the Licence.

***Viewing:***

Viewing must be arranged with the Agents due to the land being accessed through a locked yard. Please telephone Will Biddick BSc (Hons) FAAV on 01872 272722.

The Licensor will be present at the Land for the majority of the day on Monday 2<sup>nd</sup> June for viewings, in addition to other times by arrangement as above.

**NOTE :** The grass must be viewed on foot only and no vehicles may be driven around any of the fields.

***Licence:***

The Land will be subject to a Licence for Mowing Only, with payment for the full Term due in full, in advance, plus Agent's Commission of 5% + VAT (subject to a minimum £100 + VAT).

The Term will commence upon the Agent's receipt of the Licence Fee and signed Licence agreement and will run through to 31<sup>st</sup> August 2025.

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

***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 using the attached tender form only.

Deadline for Tenders:- **Monday 9<sup>th</sup> June 2025 @ 12:00 noon.**

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

Lodge and Thomas, 58 Lemon Street, Truro, Cornwall, TR1 2PY.  
FAO Will Biddick BSc (Hons) FAAV.

Scanned tender forms may also be emailed to: [w.biddick@lodgeandthomas.co.uk](mailto:w.biddick@lodgeandthomas.co.uk)

## **SCHEDULE 2025**

### **Lot 1:**

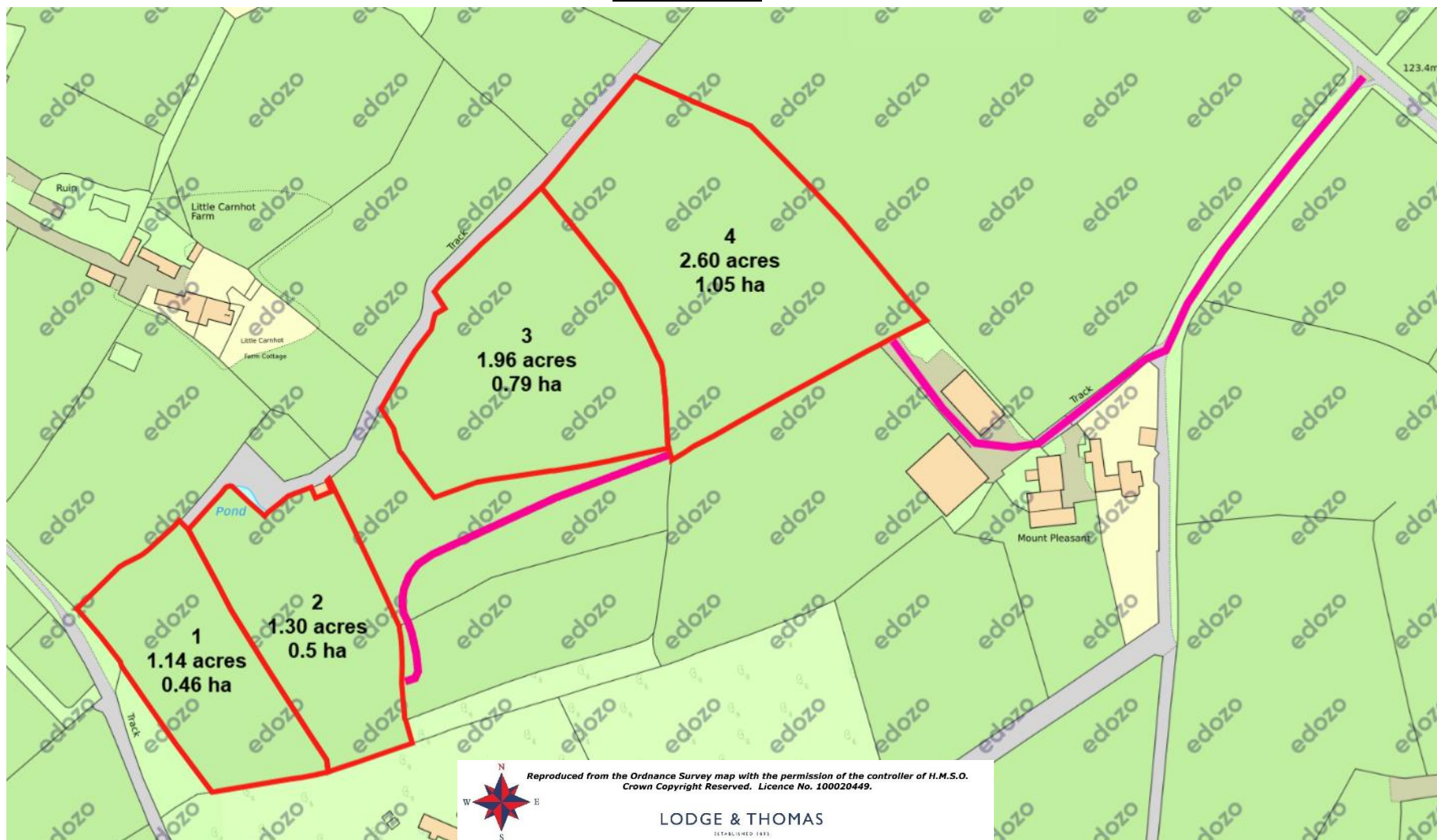
**Land at Mount Pleasant Farm, Carnhot, Chacewater**  
**(Shown edged RED on Field Plan)**

| <b><u>Field No</u></b> | <b><u>Ha</u></b> | <b><u>Acres</u></b> |
|------------------------|------------------|---------------------|
| 1                      | 0.46             | 1.14                |
| 2                      | 0.50             | 1.30                |
| 3                      | 0.79             | 1.96                |
| 4                      | 1.05             | 2.60                |
| <hr/>                  |                  |                     |
| <b>Total</b>           | <b>2.80</b>      | <b>7.00</b>         |



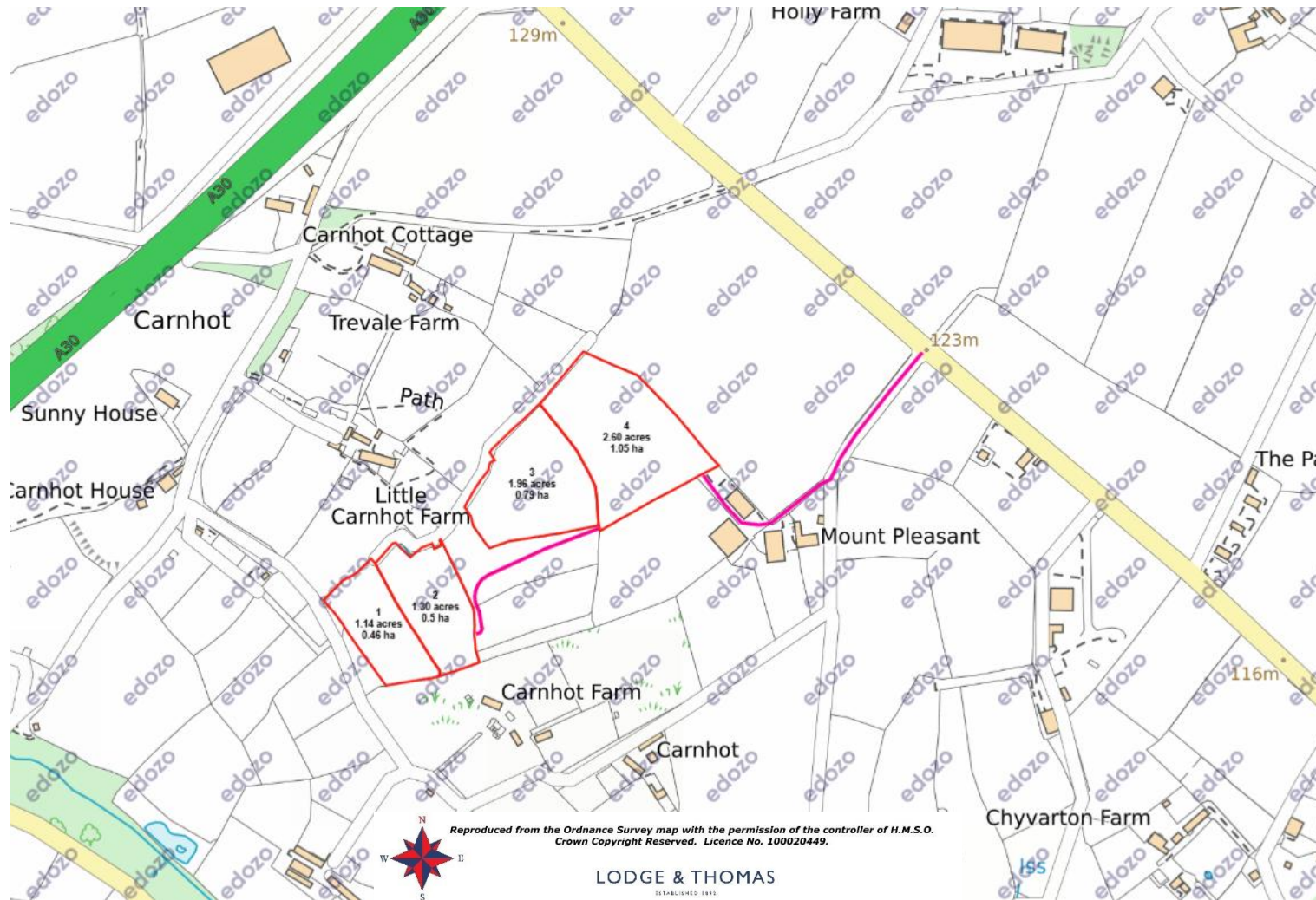
LAND AT MOUNT PLEASANT FARM, CARNHOT,  
CHACEWATER, TRURO TR4 8PA

FIELD PLAN



LAND AT MOUNT PLEASANT FARM, CARNHOT,  
CHACEWATER, TRURO TR4 8PA

LOCATION PLAN



**RE LICENCE FOR MOWING ONLY ON  
LAND AT MOUNT PLEASANT FARM, CARNHOT,  
CHACEWATER, TRURO TR4 8PA**

**Full Name:** .....

**Address:** .....

.....

**Telephone Number: LL** ..... **Mob** .....

**Email Address:** .....

**Closing date for Tenders: Monday 9<sup>th</sup> June 2025 @ 12:00 noon**

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

I understand that if my Tender is accepted, the proposed Licence that would be granted will be for a fixed period commencing upon the Agent's receipt of the Licence Fee and signed Licence agreement, and run until 31<sup>st</sup> August 2025 for ONE CUT 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, per Lot, and acknowledge that the Licence payment 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 of 5% + VAT will also be due (subject to a minimum £100 + VAT).

|               |                     |         |                |
|---------------|---------------------|---------|----------------|
| <b>LOT 1:</b> | Land at             | 7.00 Ac | <b>£</b> ..... |
|               | Mount Pleasant Farm |         |                |
|               | (Edged RED on Plan) |         |                |

**Signed:** .....

To be returned to: Lodge & Thomas Chartered Surveyors, 58 Lemon Street, Truro, Cornwall TR1 2PY  
For the attention of Will Biddick BSc (Hons) FAAV  
Or by email to [w.biddick@lodgeandthomas.co.uk](mailto:w.biddick@lodgeandthomas.co.uk)