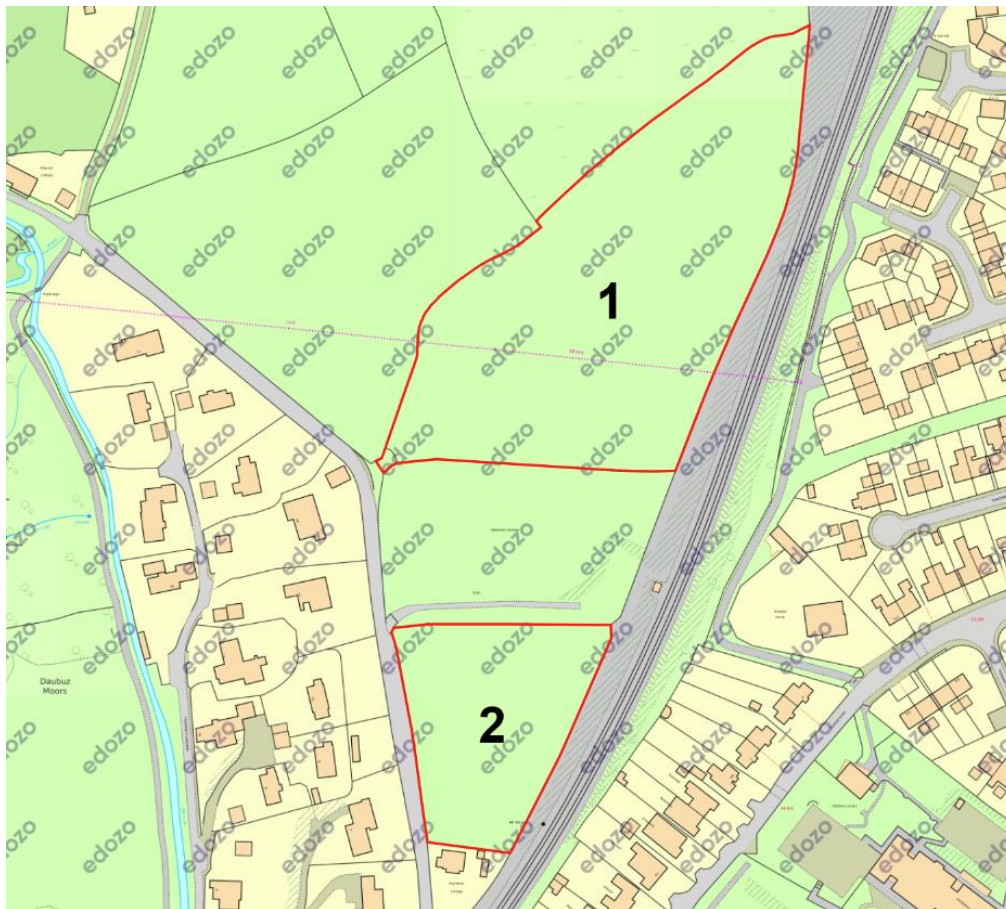


PARTICULARS OF GRASS FOR MOWING AND/OR GRAZING

AT

**MORESK ROAD,
TRURO, TR1 1BZ**



AVAILABLE IN ONE LOT

5.328 ACRES (2.156 HA) OR THEREABOUTS

Situation:

The land is located at Moresk Road, Truro, TR1 1BZ 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 5.328 acres (2.156 hectares).

The land is available on a Licence for Mowing and / or Grazing which shall commence upon the Agent's receipt of the Licence Fee and signed Licence agreement, with a vacation date of 30th September 2025.

A maximum of two cuts shall be permitted if being used for Mowing.

Viewing is considered essential in order to properly formulate tenders.

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 directly from the public highway.

Water:

There is no water present at the Land.

Fencing:

The fencing and hedges are in good order.

Fertiliser:

The Licensor has not spread any fertiliser, but any prospective Licensee would be permitted to do so.

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 may take place at any time during reasonable daylight hours.

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

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

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 and / or Grazing, 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 30th September 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:- **Thursday 12th 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

SCHEDULE 2025

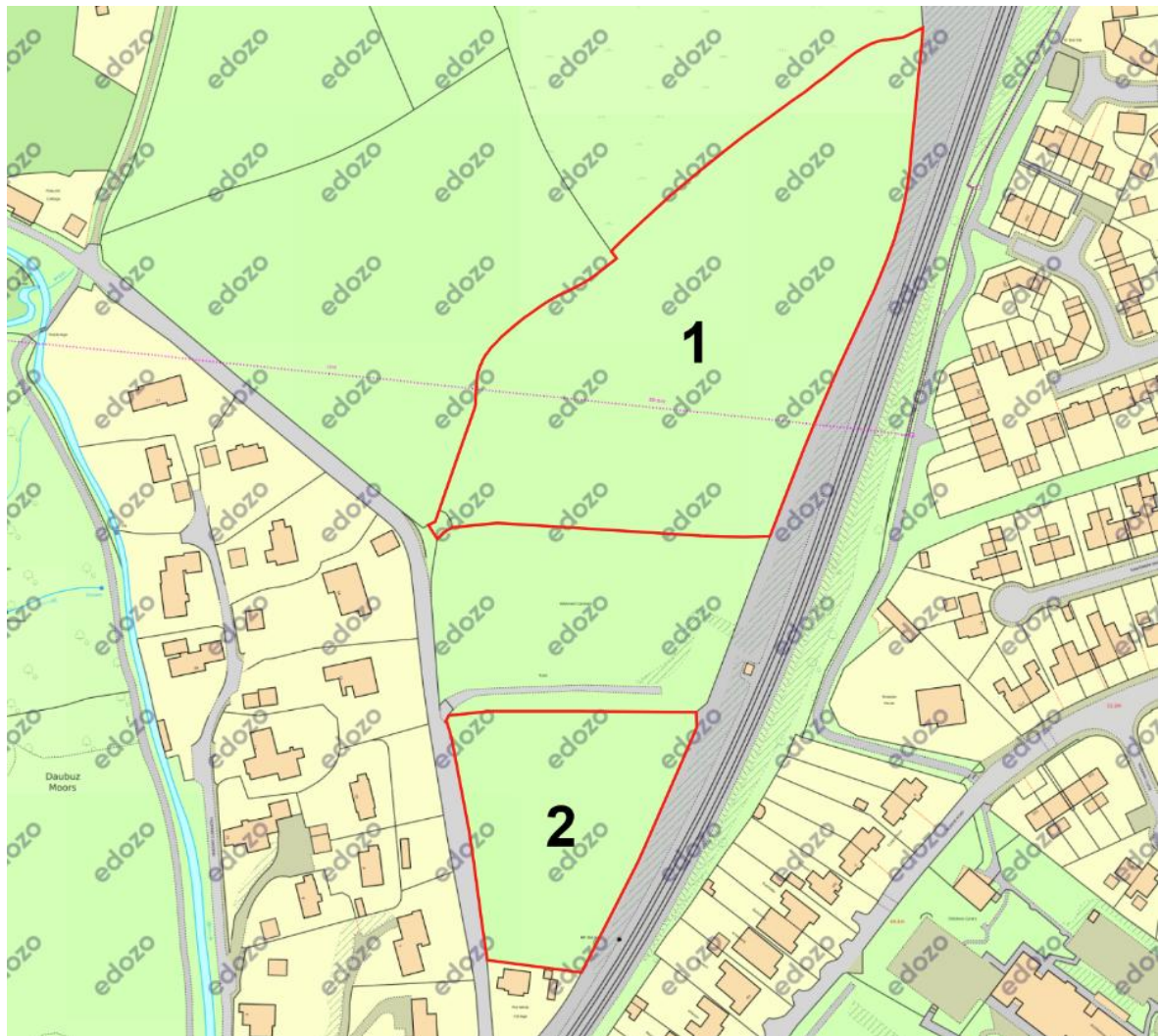
Lot 1:

Land at Moresk Road, Truro
(Shown edged RED on Field Plan)

<u>Field No</u>	<u>Ac</u>	<u>Ha</u>
1	3.960	1.602
2	1.368	0.554
Total	<u>5.328</u>	<u>2.156</u>

LAND AT MORESK ROAD,
TRURO TR1 1BZ

FIELD PLAN

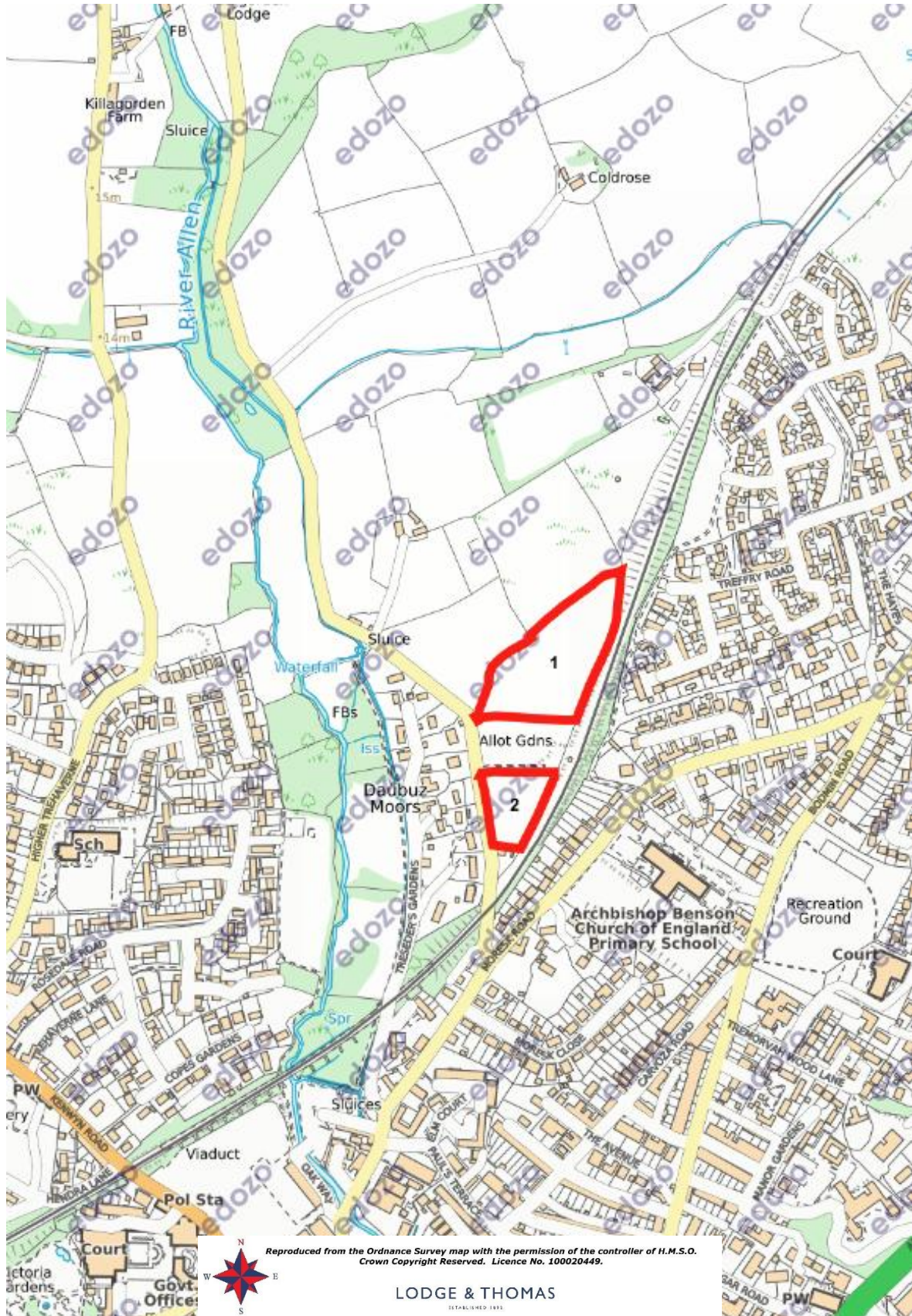


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LODGE & THOMAS
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LAND AT MORESK ROAD,
TRURO TR1 1BZ

LOCATION PLAN



RE LICENCE FOR MOWING AND/OR GRAZING ON LAND AT MORESK ROAD, TRURO TR1 1BZ

Full Name:

Address:

.....

Telephone Number: LL **Mob**

Email Address:

Proposed Stocking:
(if applicable)

Closing date for Tenders: **Thursday 12th 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 30th September 2025 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 and / or Grazing 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).

LOT 1:	Land at	5.328 Ac	£
	Moresk Road		
	(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