

***LODGE & THOMAS HAVE BEEN FAVOURED WITH  
INSTRUCTIONS FROM MR. W. MORRIS***

**PARTICULARS OF GRASS  
FOR MOWING ONLY**

**AT**

**VELLANOWETH FARM, LUDGVAN,  
CORNWALL, TR20 8BN**



**AVAILABLE AS A WHOLE FOR MOWING ONLY**

**10.35 ACRES (4.19 HA) OR THEREABOUTS**

**LODGE & THOMAS**

ESTABLISHED 1892

Chartered Surveyors, Auctioneers, Valuers & Estate Agents

58 Lemon Street Truro Cornwall TR1 2PY

01872 272722

[info@lodgeandthomas.co.uk](mailto:info@lodgeandthomas.co.uk)

[www.lodgeandthomas.co.uk](http://www.lodgeandthomas.co.uk)

***Situation:***

The land is located at Ludgvan, Penzance, 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 10.35 acres (4.19 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 30<sup>th</sup> September 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 promptly removed from the Land after baling and not stored for any long periods of time.

***Access:***

The Land is accessed directly from the public highway.

***Fertiliser:***

N/A

***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.

***Parking:***

Parking arrangements shall be communicated to any prospective Licensees upon contact with the Agents.

***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 £125 + VAT).

The Term will commence upon the Agent's receipt of the Licence Fee and signed Licence agreement and will run through to 30<sup>th</sup> 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:- **Friday 18<sup>th</sup> July 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)

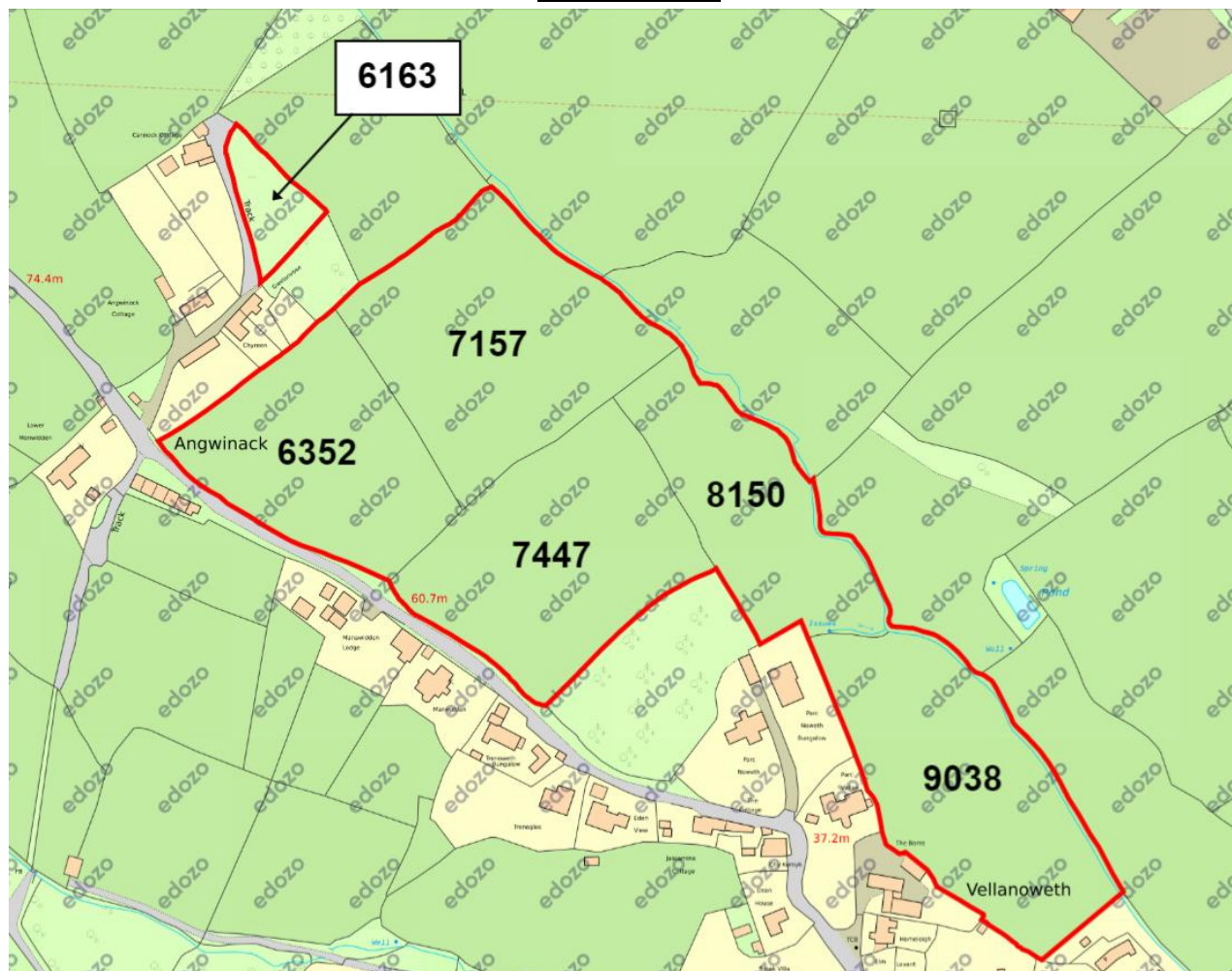
## **SCHEDULE 2025**

**Land at Vellanoweth Farm,**  
**Ludgvan, Penzance**  
**(Shown edged RED on Field Plan)**

<b><u>Field No</u></b>	<b><u>Ha</u></b>	<b><u>Acres</u></b>
6163	0.125	0.309
6352	0.736	1.820
7157	0.954	2.357
7447	0.887	2.191
8150	0.609	1.506
9038	0.876	2.164
<b>Total</b>	<b><u>4.187</u></b>	<b><u>10.347</u></b>

LAND AT LUDGVAN, PENZANCE,  
CORNWALL TR20 8BN

FIELD PLAN



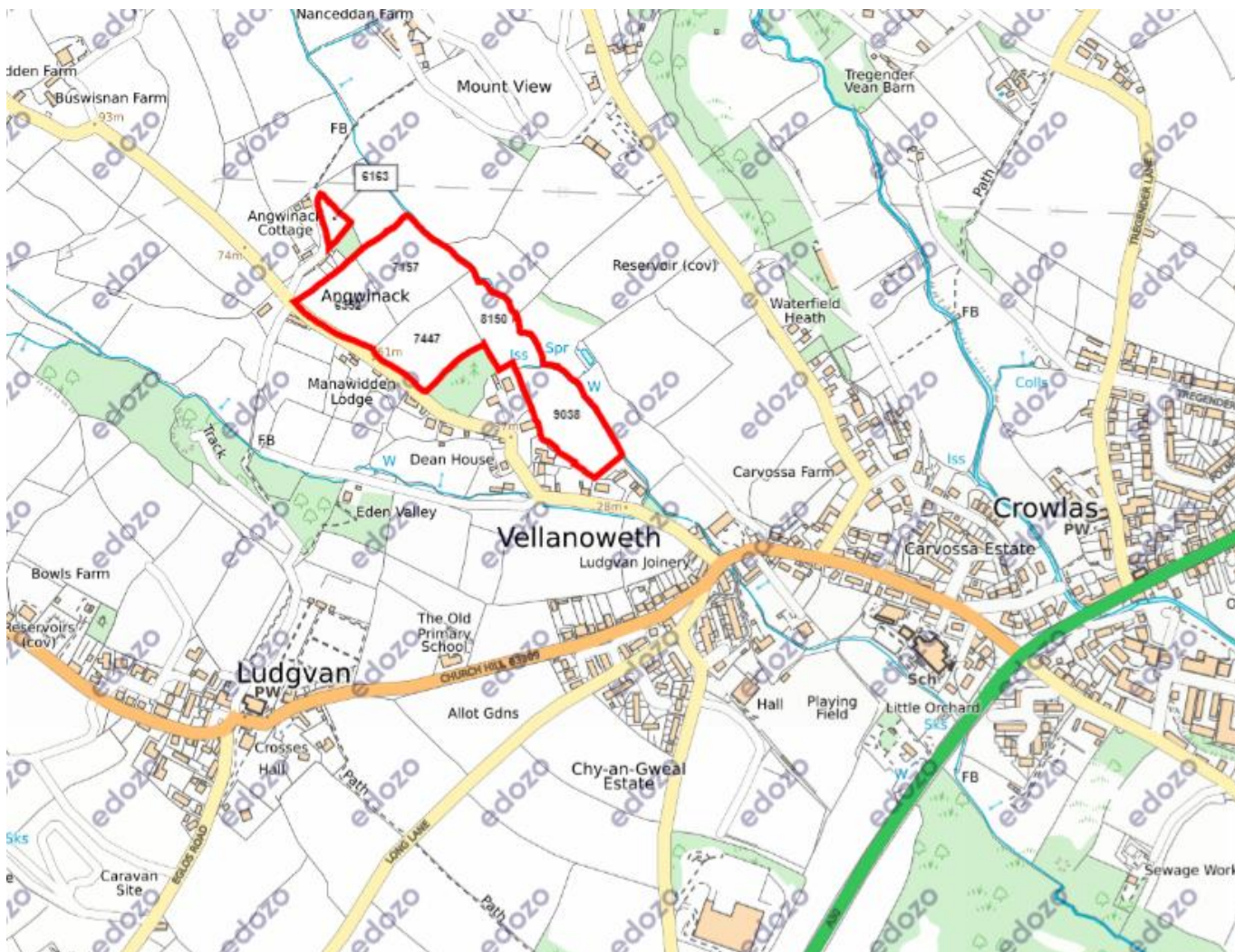
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LODGE & THOMAS  
ESTABLISHED 1885



LAND AT LUDGVAN, PENZANCE,  
CORNWALL TR20 8BN

LOCATION PLAN



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LODGE & THOMAS  
ESTABLISHED 1893

## T E N D E R   F O R M

### RE LICENCE FOR MOWING ONLY ON LAND AT VELLANOWETH FARM, LUDGVAN, PENZANCE, CORNWALL, TR20 8BN

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

**Address:** .....

.....

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

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

**Closing date for Tenders:     Friday 18<sup>th</sup> July 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 30<sup>th</sup> 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 Only as appropriate.

I therefore tender the following Licence payment, 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 £125 + VAT).

<b>LOT 1:</b>	Land at	10.35 Ac	<b>£</b> .....
	Ludgvan		
	(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)