

***LODGE & THOMAS HAVE BEEN FAVOURED WITH  
INSTRUCTIONS FROM MR. C. ROBERTS***

**PARTICULARS OF GRASS  
FOR GRAZING AND/OR MOWING**

**AT**

**TRENEDROS FARM, ST EARTH, HAYLE,  
CORNWALL, TR27 6EU**

**FOR A 15 MONTH LICENCE PERIOD**



**CURRENTLY VACANT & AVAILABLE IN ONE LOT**

**LOT 1 – 60.86 ACRES (24.64 HA) OR THEREABOUTS**

***Situation:***

The land is located at Tredros Farm, St Erth, 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 60.86 acres (24.64 hectares).

The Land is available as a single Lot on a Licence for Grazing and/or Mowing which shall commence on 1<sup>st</sup> August 2025 (subject to payment of Licence Fee) and run until 31<sup>st</sup> October 2026.

Viewing is considered essential in order to properly formulate tenders.

***Access:***

The Land is accessed directly from the public highway.

***Fertiliser:***

The use of chemical fertiliser is permitted however the Land is contained within a Nitrate Vulnerable Zone (NVZ). As such any Licensee will be required to abide by the restrictions of such NVZ.

No fertiliser has been spread recently by the Licensor.

***Basic Payment Scheme & Environmental Schemes:***

For the sake of complete clarity, the Licensee will not be entitled to any payment under the Basic Payment Scheme or any environmental schemes. For the avoidance of doubt, the Land is not currently entered into any such environmental schemes.

***Buildings:***

No buildings are included within the Licence, although some buildings may be available for over-wintering of stock subject to further negotiation.

***Water:***

Water is connected to the Land by means of several troughs in various locations throughout as identified on the attached plan. Any Licensee will be liable for payment of all water consumed.

***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 Grazing and/or Mowing, with payment for the full 15 month Term due in full, in advance, plus Agent's Commission of 5% + VAT (subject to a minimum £150.00 + VAT). The Term will commence on 1<sup>st</sup> August 2025 (subject to payment of Licence Fee) and run until 31<sup>st</sup> October 2026.

The Licensee(s) 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.

**TENDER DEADLINE:- FRIDAY 25<sup>TH</sup> JULY 2025 @ 12:00 NOON**

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

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:**

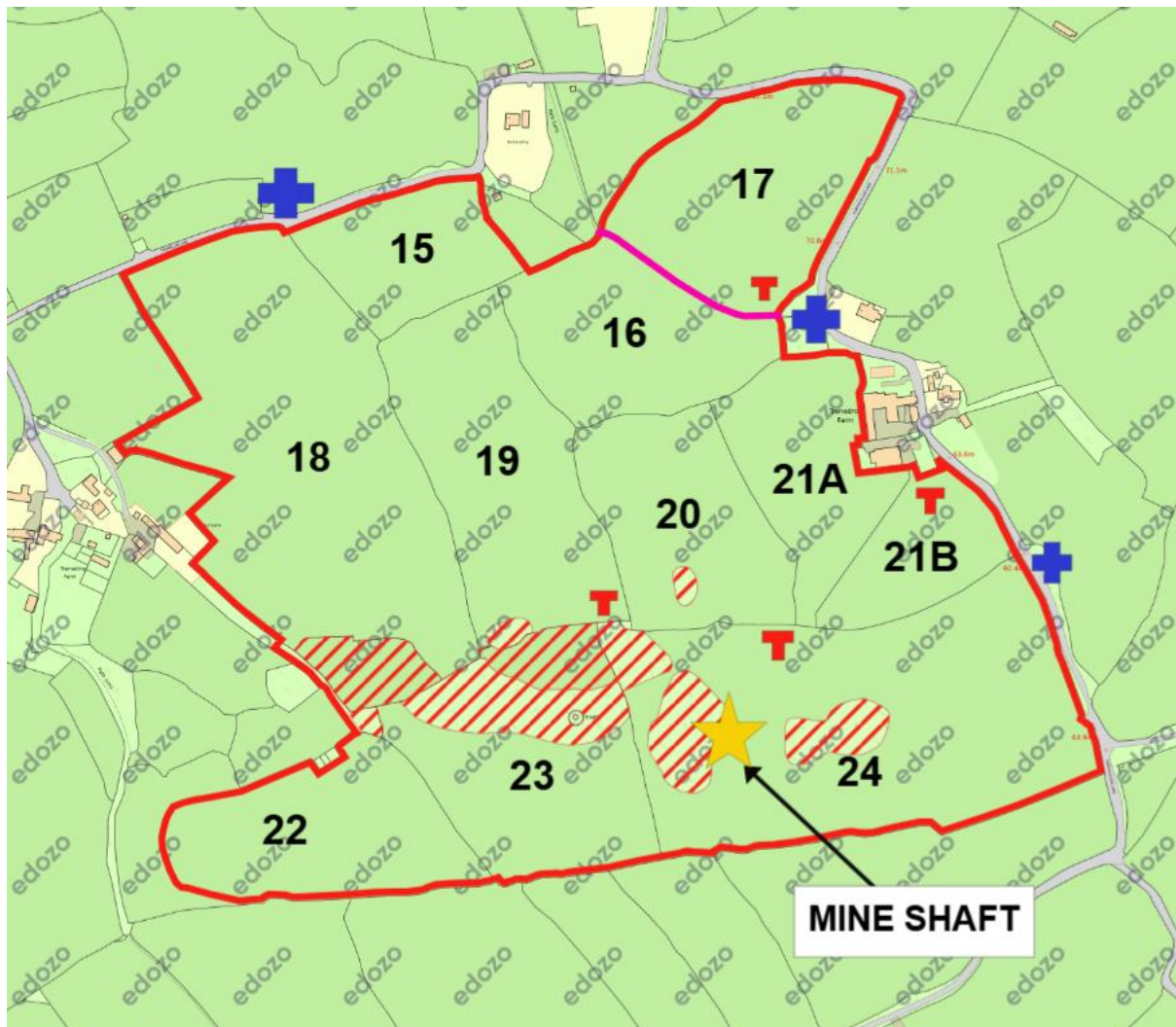
**Grass for Grazing and/or Mowing  
at Tredros Farm, St Erth  
(Shown edged RED on Field Plan)**

<b><u>Field No</u></b>	<b><u>Ha</u></b>	<b><u>Acres</u></b>
15	1.18	2.92
16	1.78	4.40
17	2.32	5.72
18	4.83	11.94
19	2.49	6.15
20	1.77	4.38
21A	1.46	3.60
21B	0.96	2.37
22	1.92	4.74
23	1.58	3.89
24	4.35	10.75
<b>Total</b>	<b><u>24.64</u></b>	<b><u>60.86</u></b>

**\*\*NET AREA EXCLUDING WASTE\*\***

LAND AT TRENEDROS FARM, ST EARTH, HAYLE, TR27 6EU

FIELD PLAN



Reproduced from the Ordnance Survey map with the permission of the controller of H.M.S.O.  
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**LODGE & THOMAS**  
ESTABLISHED 1893

Key:

Red 'T' symbols = Water Troughs

Blue '+' symbols = Road Access Points

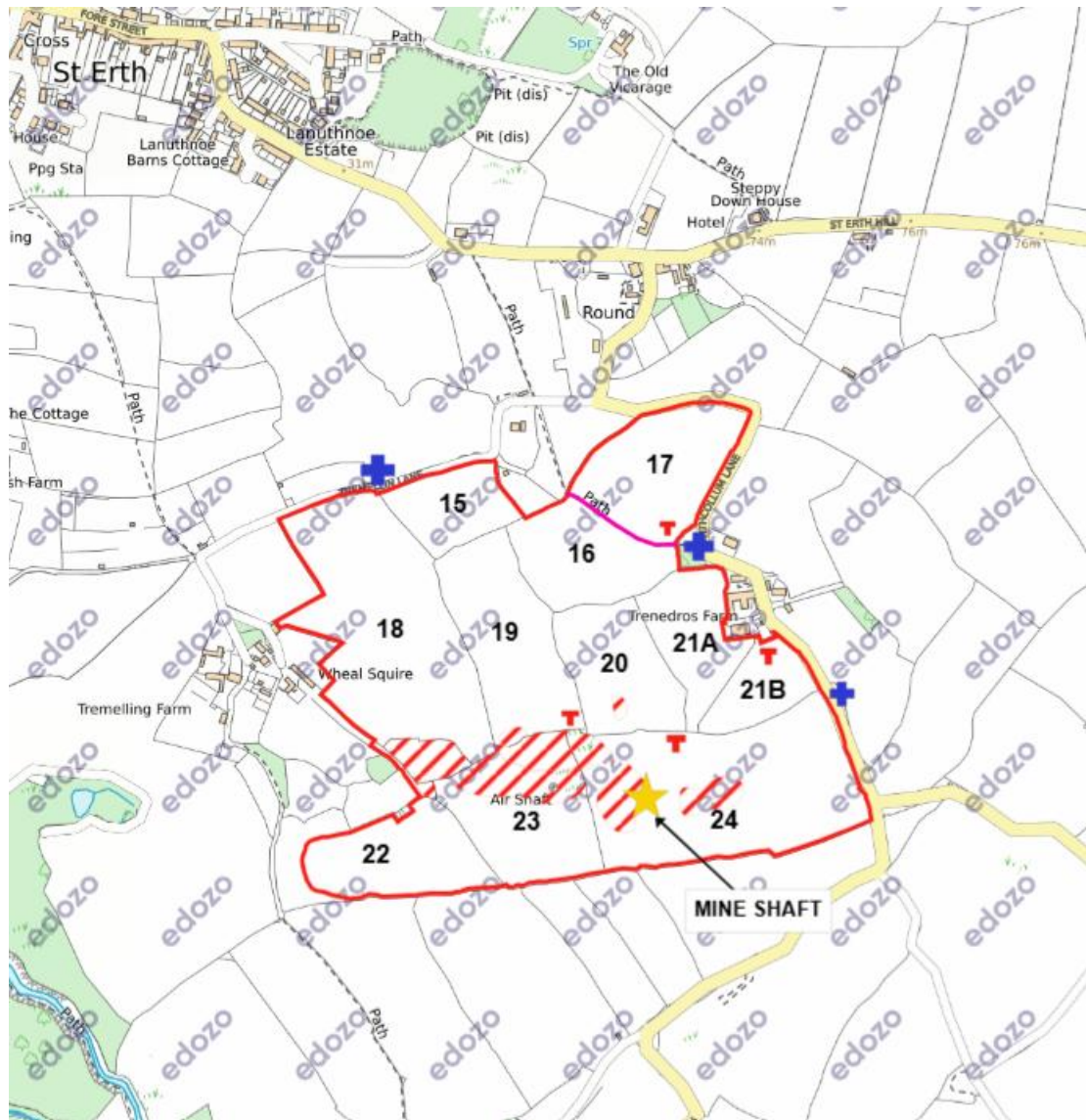
Yellow 'star' symbol = Mine Shaft

Purple Line = Public Footpath

Red Hatched Areas = Waste (excluded from Scheduled area)

# LAND AT TRENEDROS FARM, ST ERTH, HAYLE, TR27 6EU

## LOCATION PLAN



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LODGE & THOMAS

ESTABLISHED 1893

**RE LICENCE FOR GRAZING AND/OR MOWING ON LAND AT  
TRENEDROS FARM, ST EARTH, HAYLE, CORNWALL, TR27 6EU**

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

**Address:** .....

.....

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

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

**Proposed Stocking:** .....

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 on 1<sup>st</sup> August 2025 (subject to payment of Licence Fee) and run until 31<sup>st</sup> October 2026.

I accept the terms of the Licence(s) as briefly outlined in the particulars and I agree to sign and execute a Licence for Grazing and/or Mowing 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 £150 + VAT).

**TENDER DEADLINE:- FRIDAY 25<sup>TH</sup> JULY 2025 @ 12:00 NOON**

<b>LOT 1:</b>	Grazing and/or Mowing	60.86 Ac	£.....
	Land at		
	Trenedros 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)