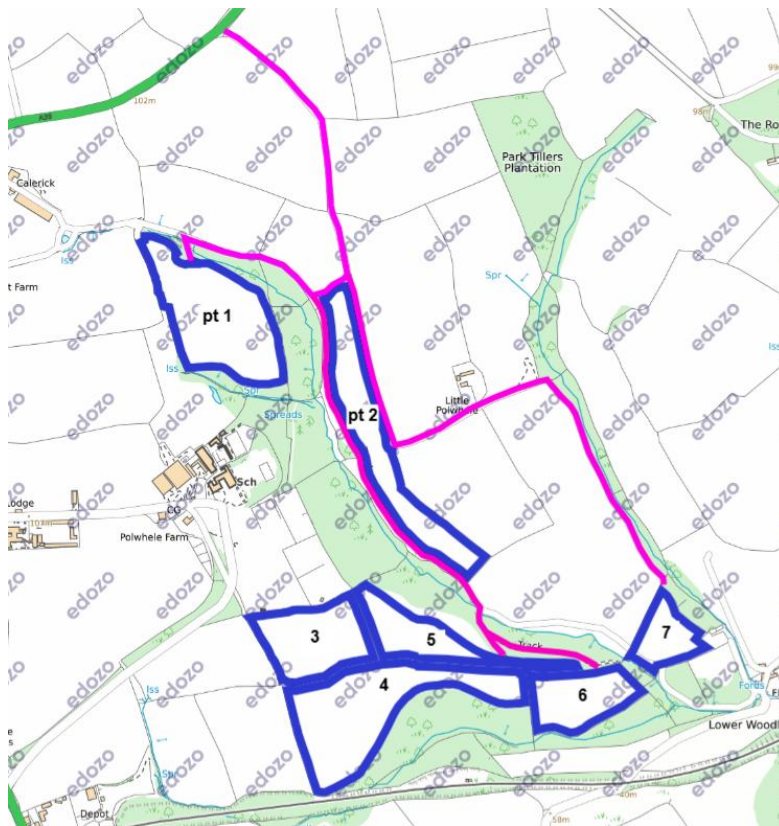


**LODGE & THOMAS HAVE BEEN FAVOURED WITH  
INSTRUCTIONS FROM MR. P. PARFITT**

## **PARTICULARS OF WINTER WHEAT STRAW TO BE TAKEN BEHIND THE COMBINE AT HARVEST**

**AT**

**POLWHELE, TRURO,  
CORNWALL, TR4 9AE**



**AVAILABLE AS A WHOLE**

**LOT 1 – 40.04 ACRES (16.21 HA) OR THEREABOUTS OF  
GRAHAM WINTER WHEAT STRAW**

# **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 Wheat Straw is situated at Polwhele, Truro, 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 40.04 acres (16.21 hectares).

The straw at Polwhele is to be taken behind the combine at harvest (purchaser to bale and cart away) as a whole (see attached Schedules and Plans).

Viewing is considered essential in order to properly formulate tenders.

***Access:***

The Land is accessed over a hard surfaced entrance track which leads directly from the A39 public highway. This access is illustrated with a purple line on the attached Field and Location Plans.

***Viewing:***

Viewing strictly by arrangement with the Agents.

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 straw 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.

***Application and Tender Form:***

The highest or any other tender will not necessarily be accepted, entirely at the Vendor's discretion.

All bales must be promptly removed from the Land and not stacked and left for any long durations.

Tenders must be submitted to the Agents using the attached tender form only and additional information may be attached thereto. Prospective tenderers should give the fullest possible details of their proposed tender.

Buyers' Commission at the rate of 5% plus VAT, subject to a minimum £125 + VAT, is chargeable on the tender price, although no VAT will be charged on the purchase price of the straw itself.

Deadline for Tenders:- **Wednesday 30<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

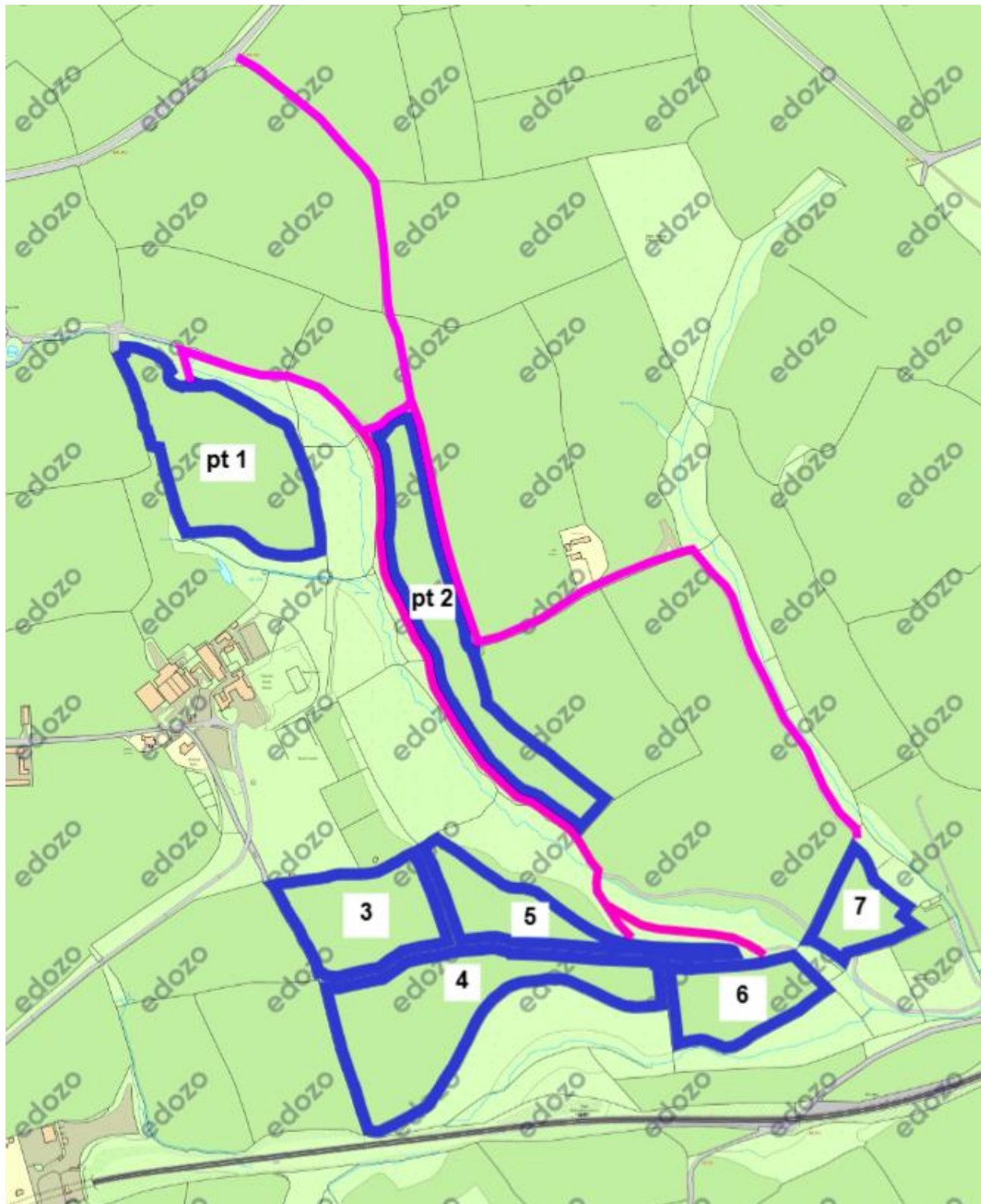
### Lot 1:

Winter Wheat Straw  
AT POLWHELE, TRURO, TR4 9AE  
(Shown edged BLUE on Field Plan)

<u>Field No</u>	<u>Ha</u>	<u>Acres</u>
pt 1	0.57	1.40
pt 2	2.99	7.40
3	2.53	6.24
4	4.76	11.77
5	2.16	5.34
6	1.93	4.76
7	1.27	3.13
<b>Total</b>	<b>16.21</b>	<b>40.04</b>

WHEAT STRAW AT POLWHELE,  
TRURO, CORNWALL TR4 9AE

FIELD PLAN



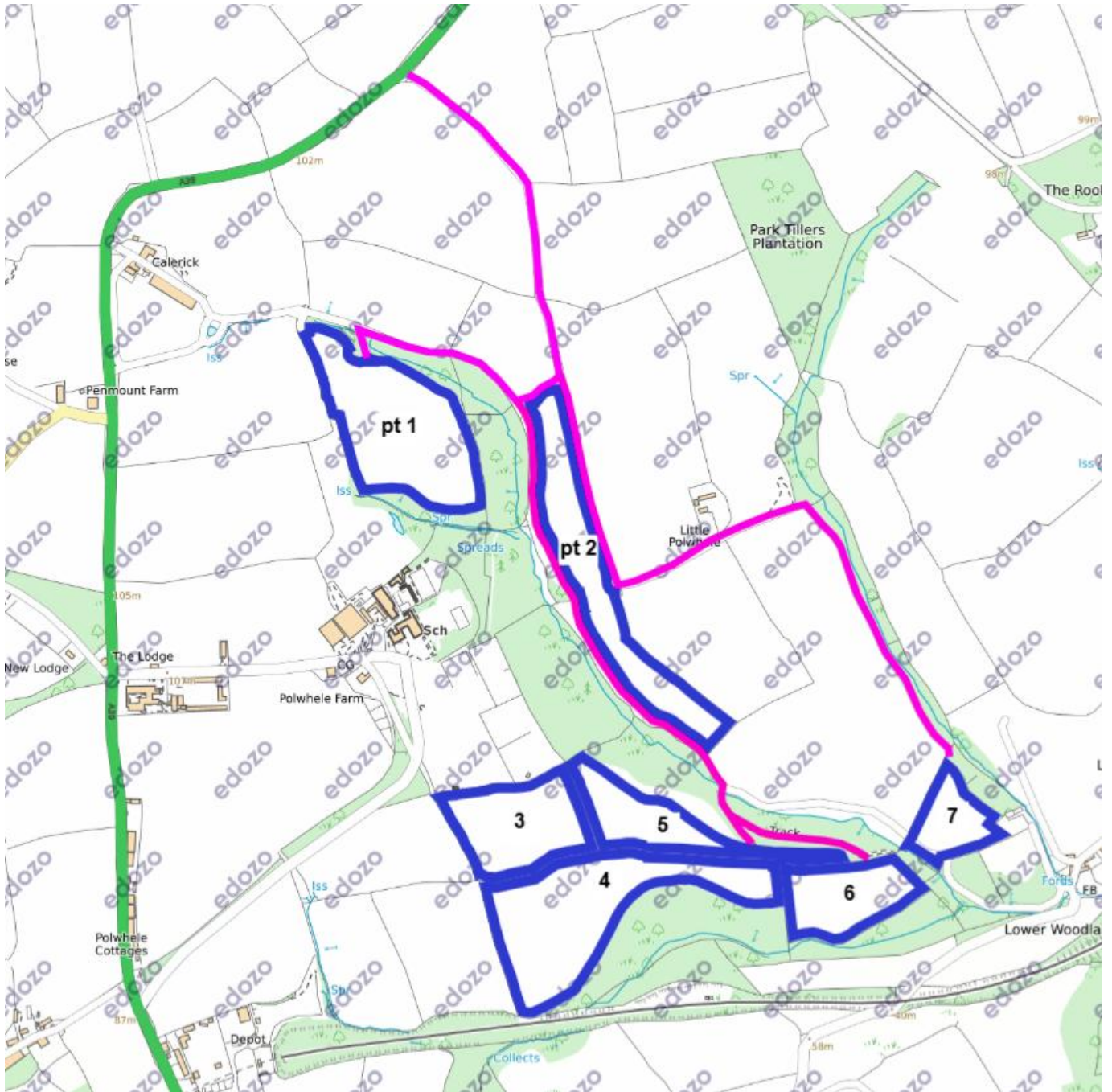
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LODGE & THOMAS  
ESTABLISHED 1913



WHEAT STRAW AT POLWHELE,  
TRURO, CORNWALL TR4 9AE

LOCATION PLAN



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LODGE & THOMAS  
(ESTABLISHED 1933)

## T E N D E R   F O R M

### RE WHEAT STRAW AT POLWHELE, TRURO, CORNWALL, TR4 9AE

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

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

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

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

**Closing date for Tenders:**     **Wednesday 30<sup>th</sup> July 2025 @ 12:00 noon**

I have read and studied the particulars attached to this tender form and have inspected the straw.

I understand that the tender price is to purchase the straw behind the combine at harvest and it is my responsibility to bale it and promptly cart it away.

I accept the terms of this tender outlined in the particulars and I agree to pay the accepted tender price by return on receipt of the Agent's acceptance letter and invoice.

I therefore tender the following tender figure and acknowledge that the tender figure must be paid, in full, in advance (not subject to VAT).

Buyer's Commission at the rate of 5% plus VAT will be charged on the tender price, subject to a minimum £125 + VAT.

<b>LOT 1:</b>	Winter Wheat Straw at Polwhele, Truro (Edged BLUE on Plan)	40.04 Ac	£.....
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**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)