

**LODGE & THOMAS HAVE BEEN FAVOURED WITH  
INSTRUCTIONS FROM MRS. M. DUNSTAN**

**PARTICULARS OF GRASS  
FOR MOWING ONLY**

**AT**

**NEWBRIDGE, TRURO,  
CORNWALL, TR3 6BN**



**AVAILABLE IN TWO LOTS OR AS A WHOLE  
FOR MOWING ONLY**

**25.57 ACRES (10.34 HA) OR THEREABOUTS**

**Situation:**

The land is located at Newbridge, 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 25.57 acres (10.34 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 2026.

A maximum of three cuts 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 respective Lots are accessed via two separate gateways which lead directly from the public highway known as Newbridge Lane. These gateways have been indicated with a '+' on the attached Field Plan.

**N.B.** Field No's 3 and 4 within Lot 2 can only be accessed by driving through Field No's 5 and 6. For clarity the internal field gateways have been indicated with a '+' on the attached Field Plan.

**Fertiliser:**

The use of chemical fertiliser is permitted. No fertiliser has been spread by the Licensor but the Licensee will be free to do so prior to first cut being taken.

**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 Only, with payment for the full Term due in full, in advance, plus Agent's Commission of 5% + VAT (subject to a minimum £150 + 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 2026.

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 27<sup>th</sup> March 2026 @ 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 2026

### **Lot 1:**

#### **Land at Newbridge, Truro** **(Shown edged RED on Field Plan)**

<b><u>Field No</u></b>	<b><u>Ha</u></b>	<b><u>Acres</u></b>
1	3.13	7.73
2	2.35	5.81
<b>Total</b>	<b>5.48</b>	<b>13.54</b>

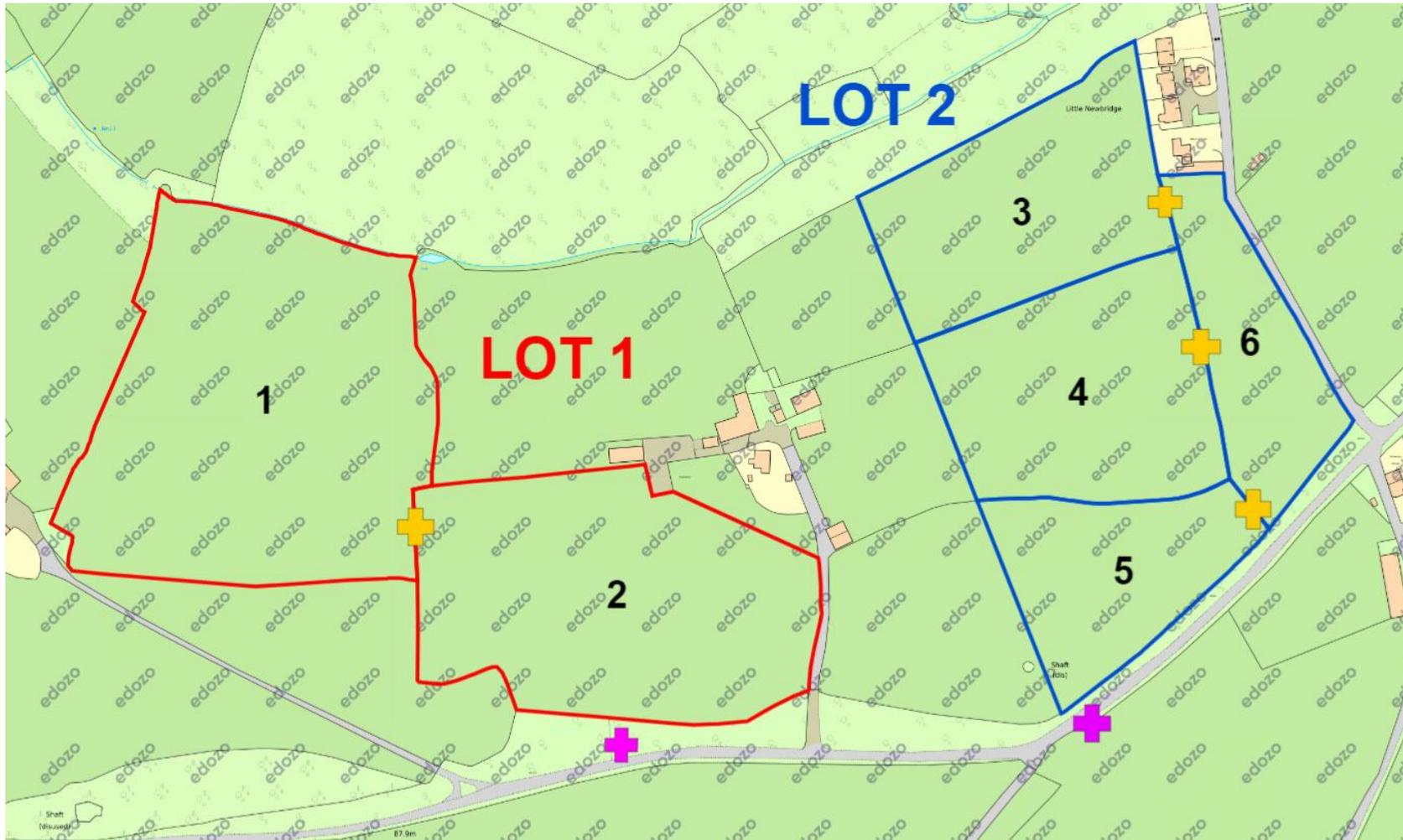
### **Lot 2:**

#### **Land at Newbridge, Truro** **(Shown edged BLUE on Field Plan)**

<b><u>Field No</u></b>	<b><u>Ha</u></b>	<b><u>Acres</u></b>
3	1.44	3.56
4	1.57	3.88
5	0.99	2.46
6	0.86	2.13
<b>Total</b>	<b>4.86</b>	<b>12.03</b>

LAND AT NEWBRIDGE, TRURO,  
CORNWALL TR3 6BN

FIELD PLAN

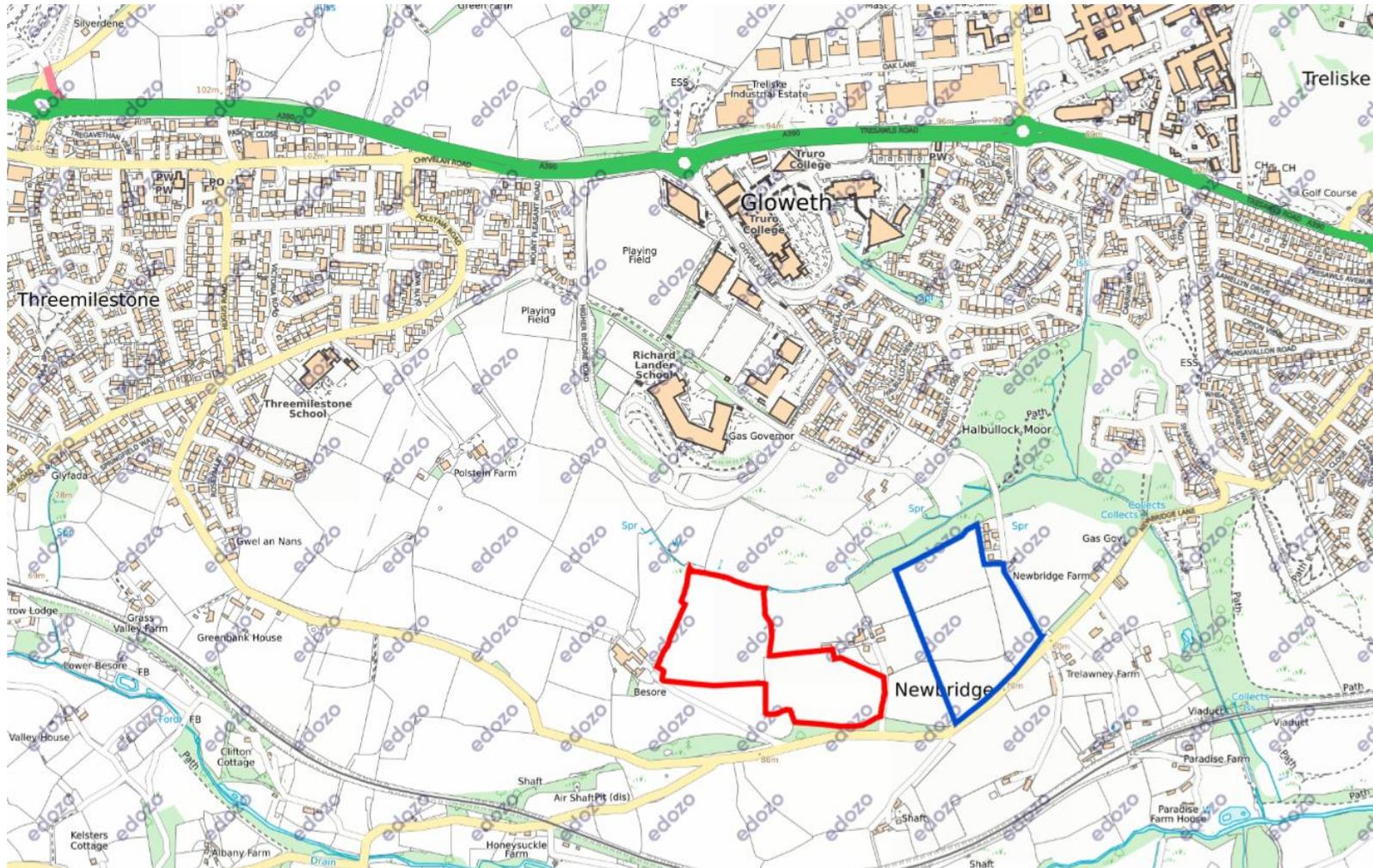


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LODGE & THOMAS  
ESTABLISHED 1983

LAND AT NEWBRIDGE, TRURO,  
CORNWALL TR3 6BN

LOCATION PLAN



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LODGE & THOMAS  
ESTABLISHED 1893

**RE LICENCE FOR MOWING ONLY ON  
LAND AT NEWBRIDGE,  
TRURO, CORNWALL, TR3 6BN**

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

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

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

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

**Closing date for Tenders: Friday 27<sup>th</sup> March 2026 @ 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 2026 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 £150 + VAT).

**LOT 1:** Land at 13.54 Ac £.....  
Newbridge  
(Edged RED on Plan)

**LOT 2:** Land at 12.03 Ac £.....  
Newbridge  
(Edged BLUE 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)