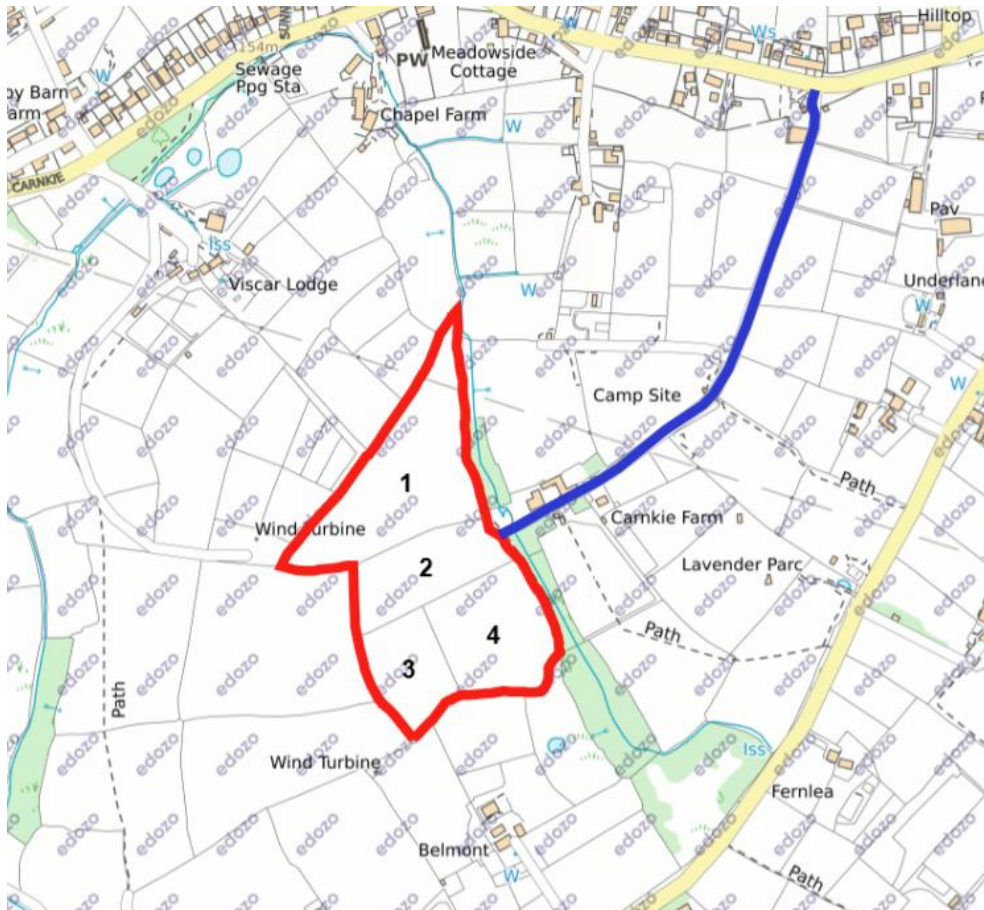


**LODGE & THOMAS HAVE BEEN FAVOURED WITH
INSTRUCTIONS FROM MR & MRS BUTLER**

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

AT

**CARNKIE, WENDRON,
HELSTON, CORNWALL, TR13 0DU**



**AVAILABLE IN ONE LOT
FOR MOWING AND/OR GRAZING**

12.52 ACRES (5.06 HA) OR THEREABOUTS

Situation:

The land is located at Carnkie, Wendron, 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 12.51 acres (5.06 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 2026.

Viewing is considered essential in order to properly formulate tenders.

Access:

The Land is accessed via a lane from the Public Highway, as illustrated with a BLUE line on the attached Field and Location Plans.

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.

Fencing:

There is very limited stock fencing present and any Licensee will be required to ensure that boundaries are made stock-proof and that no livestock escapes.

Viewing:

Strictly by arrangement with the Agents.

Please contact Will Biddick on 01872 272722.

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 £150 + 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 2026.

The Licensee will insure their 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 8th May 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

SCHEDULE 2026

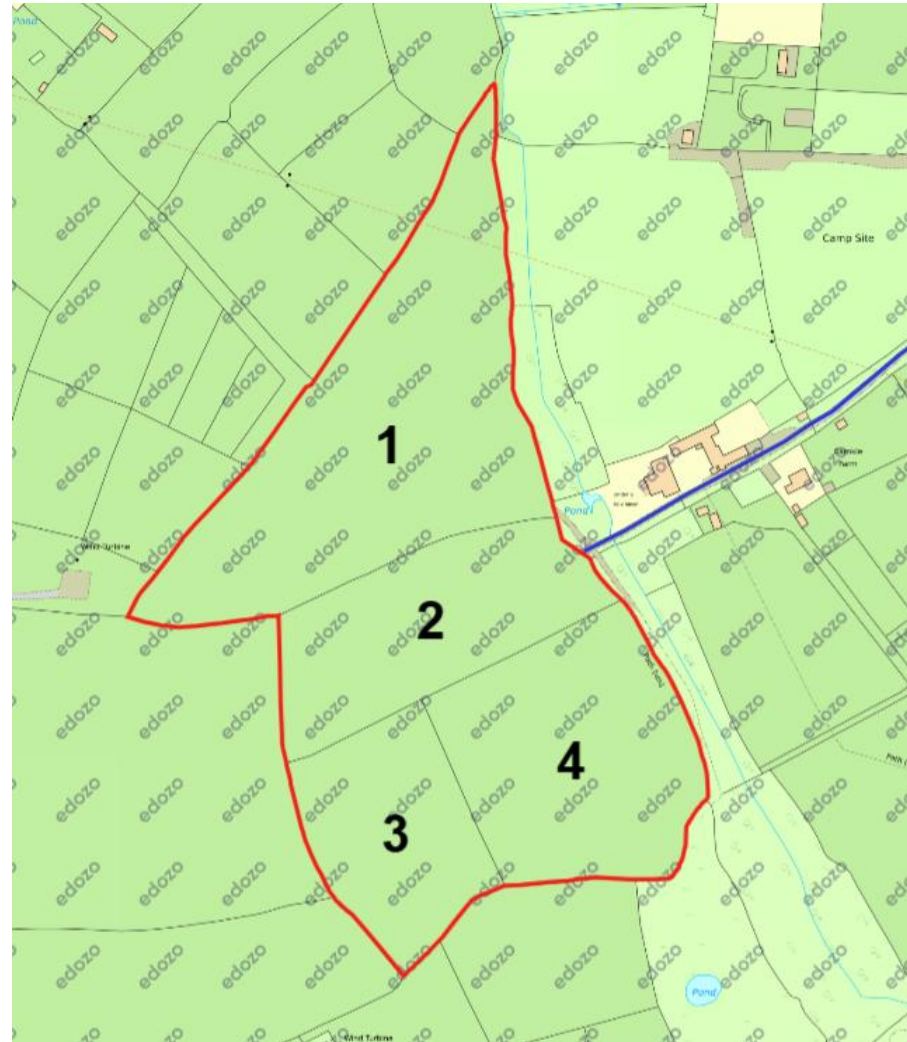
Lot 1:

Land at Carnkie, Wendron **(Shown edged RED on Field Plan)**

<u>Field No</u>	<u>Ha</u>	<u>Acres</u>
1	2.04	5.05
2	1.00	2.47
3	0.77	1.91
4	1.25	3.09
Total	<u>5.06</u>	<u>12.52</u>

LAND AT CARNKIE, WENDRON,
HELSTON, CORNWALL TR13 0DU

FIELD PLAN

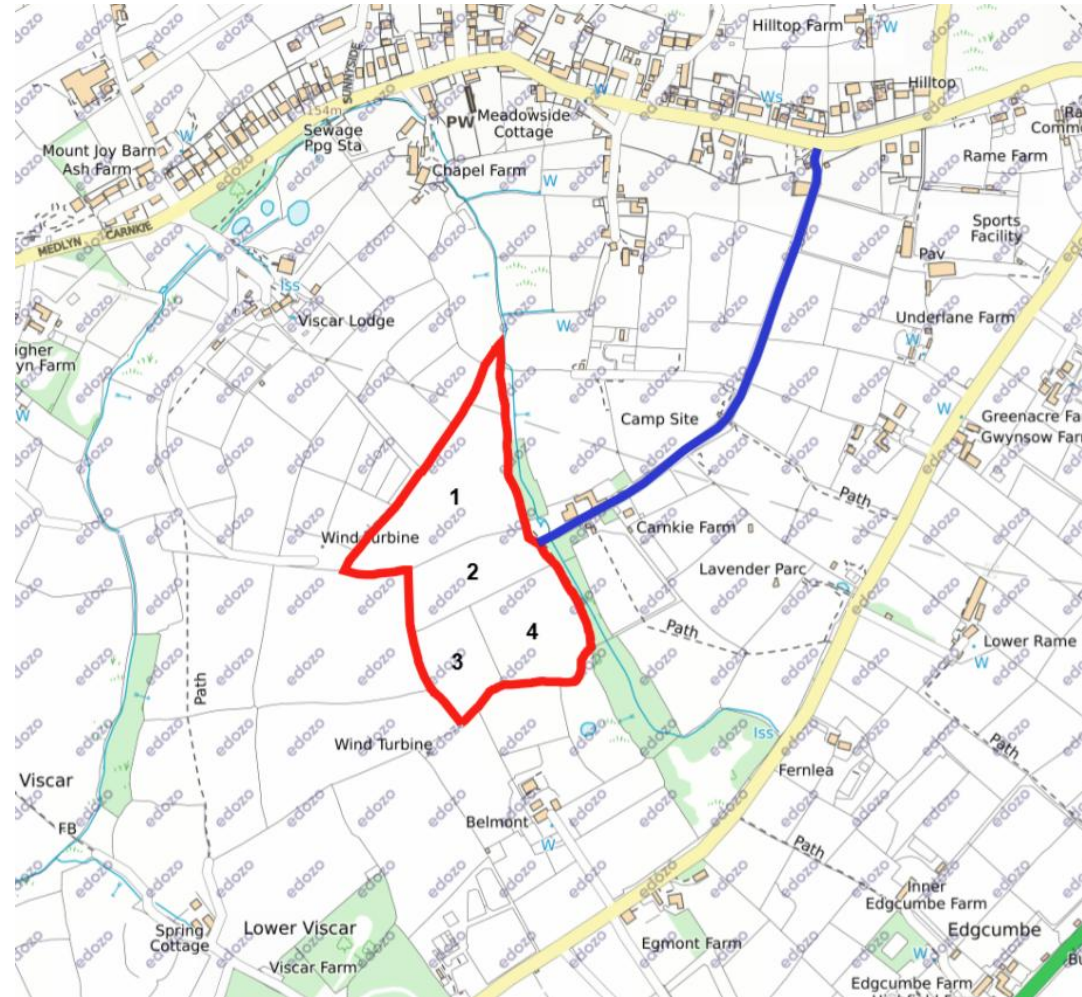


Reproduced from the Ordnance Survey map with the permission of the controller of H.M.S.O.
Crown Copyright Reserved. Licence No. 100020449.

LODGE & THOMAS
ESTABLISHED 1895

LAND AT CARNKIE, WENDRON,
HELSTON, CORNWALL TR13 0DU

LOCATION PLAN



Reproduced from the Ordnance Survey map with the permission of the controller of H.M.S.O.
Crown Copyright Reserved. Licence No. 100020449.

LODGE & THOMAS
ESTABLISHED 1833

**RE LICENCE FOR MOWING AND/OR GRAZING ON
LAND AT CARNKIE, WENDRON, HELSTON,
CORNWALL, TR13 0DU**

Full Name:

Address:
.....

Telephone Number: LL **Mob**

Email Address:

Proposed Stocking:

Closing date for Tenders: Friday 8th May 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 30th 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 and/or Grazing 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).

LOT 1: Land at 12.52 Ac £.....
 Carnkie, Wendron
 (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