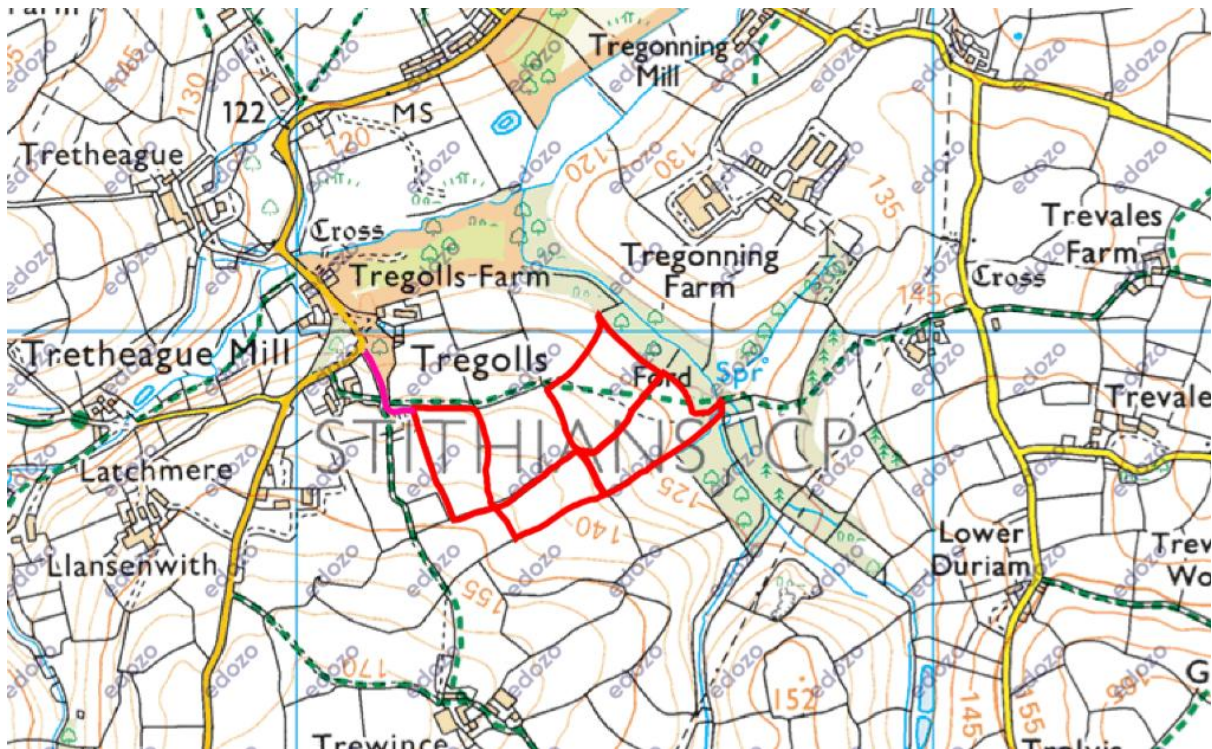


**LODGE & THOMAS HAVE BEEN FAVOURED WITH
REPEAT INSTRUCTIONS FROM MESSRS. N. & J. LANE**

PARTICULARS OF GRASS FOR MOWING ONLY

AT

**TREGOLLS, STITHIANS,
TRURO, CORNWALL, TR3 7BX**



AVAILABLE IN ONE LOT FOR MOWING ONLY

14.95 ACRES (6.06 HA) OR THEREABOUTS

Situation:

The land is located at Tregolls, Stithians, 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 14.95 acres (6.06 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 30th September 2026.

Viewing is considered essential in order to properly formulate tenders.

No Grazing is allowed.

The land is all down to a GS4: Legume and herb-rich swards mix, as part of the land's inclusion in a Mid Tier Countryside Stewardship scheme.

Under this scheme option the following is required: 'The sward will be left to rest for at least 5 weeks between 1 May and 31 July, so that the majority of flowers are open and available for pollinators'.

The land has been vacant since last season and therefore mowing could take place between 5th June and 30th September.

Access:

The land is accessed over a hard surfaced entrance track, which leads directly from the public highway and is highlighted in purple on the attached Boundary and Location Plans.

Fertiliser:

The use of chemical fertiliser is NOT permitted. The prospective Licensee will be permitted to spread slurry and dung.

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.

The land IS entered into a Countryside Stewardship scheme. The specific option is GS4: Legume and herb-rich swards.

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 30th 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 15th 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

Land at Tregolls, Stithians
(Shown edged RED on Field Plan)

<u>O.S. No</u>	<u>Ha</u>	<u>Acres</u>
2680	1.47	3.62
4073	1.05	2.58
4892	1.85	4.58
5684	1.69	4.17
Total	6.06	14.95

**RE LICENCE FOR MOWING ONLY ON LAND AT TREGOLLS,
STITHIANS, TRURO, CORNWALL, TR3 7BX**

Full Name:

Address:

.....

Telephone Number: LL **Mob**

Email Address:

Closing date for Tenders: Friday 15th 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. There is to be no cutting until 5th June 2026.

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 Tregolls (Edged RED on Plan)	14.95 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