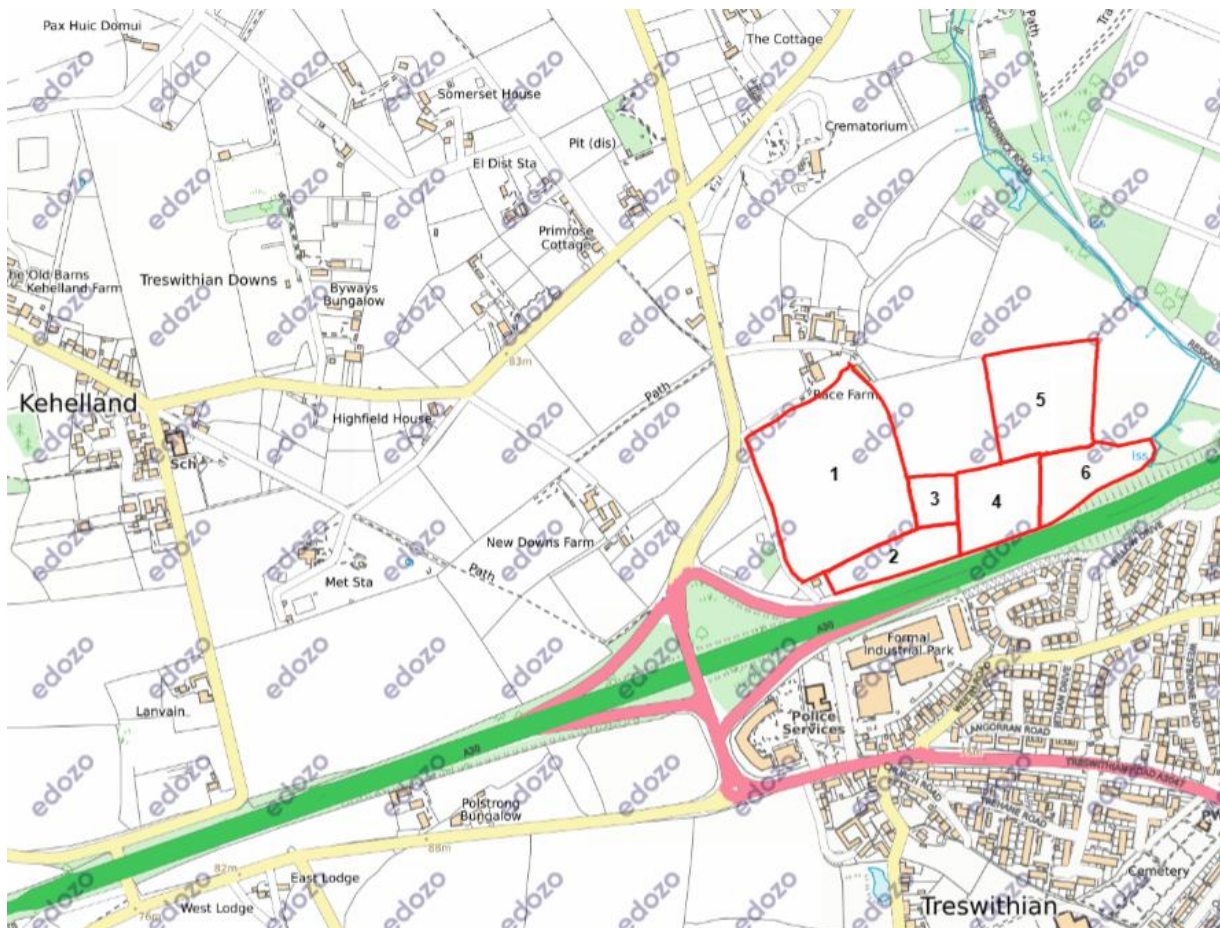


LODGE & THOMAS HAVE BEEN FAVOURED WITH INSTRUCTIONS FROM MRS U. THOMAS-SOMERS

PARTICULARS OF GRASS FOR MOWING ONLY

AT

RACE FARM, TRESWITHIAN, CAMBORNE, CORNWALL, TR14 0PU



AVAILABLE AS A WHOLE FOR MOWING ONLY

23.63 ACRES (9.56 HA) OR THEREABOUTS

Situation:

The land is located at Race Farm, Treswithian, 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 23.63 acres (9.56 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.

A maximum of two cuts shall be permitted.

Viewing is considered essential in order to properly formulate tenders.

No Grazing is allowed.

No bale wrap, bale net, string, unused bales or any other waste is to be left on the Land at the end of the Licence Period.

Fertiliser:

The use of chemical fertiliser is permitted.

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.

Parking:

Parking for viewings must be in the area indicated with a 'P' on the attached Field Plan.

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 22nd May @ 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

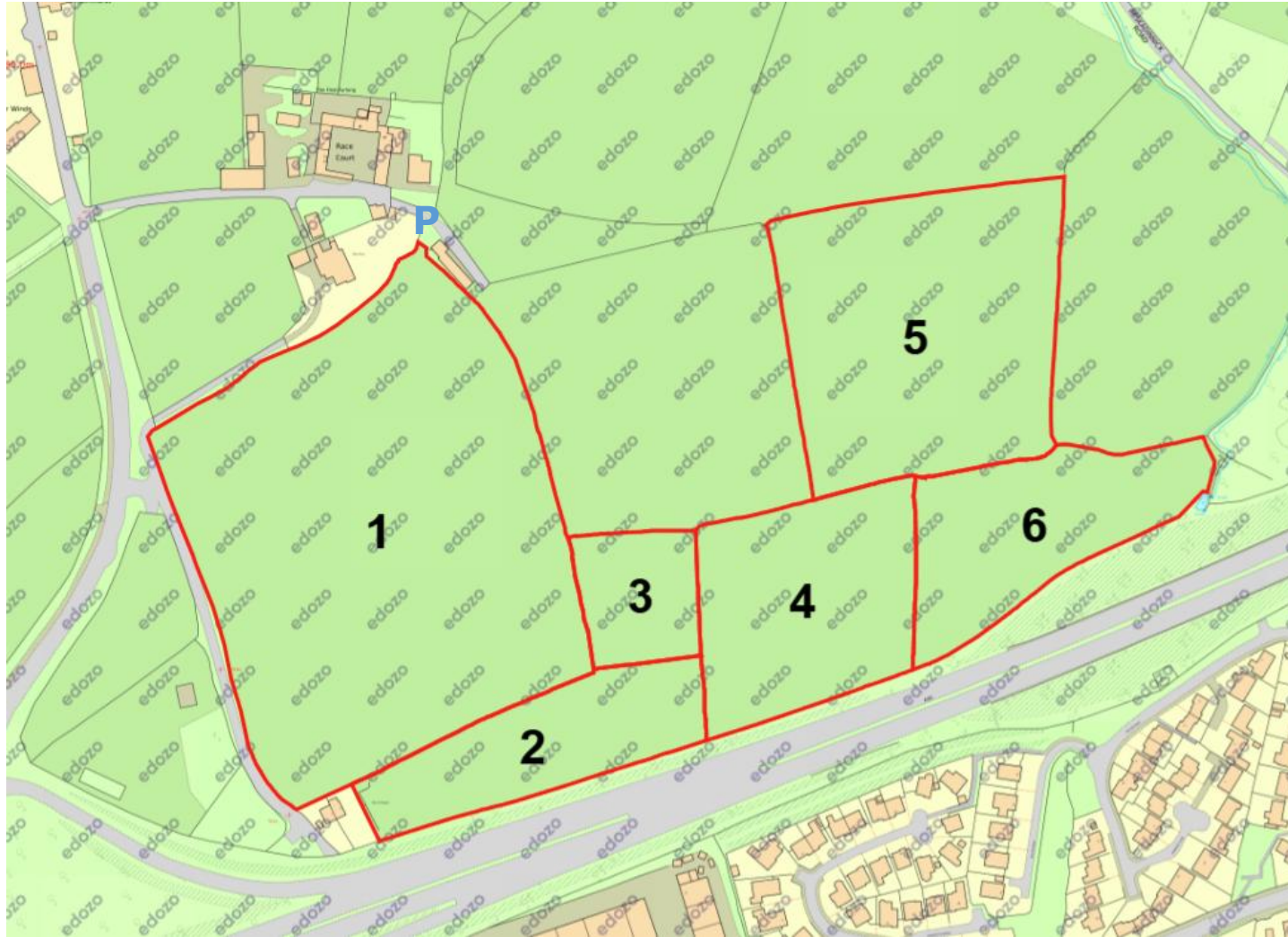
Lot 1:

Land at Race Farm, Treswithian **(Shown edged RED on Field Plan)**

<u>Field No</u>	<u>Ha</u>	<u>Acres</u>
1	4.12	10.18
2	0.83	2.05
3	0.41	1.02
4	1.19	2.94
5	2.02	5.00
6	0.99	2.44
Total	<u>9.56</u>	<u>23.63</u>

LAND AT RACE FARM, TRESWITHIAN, CAMBORNE, CORNWALL, TR14 0PU

FIELD PLAN

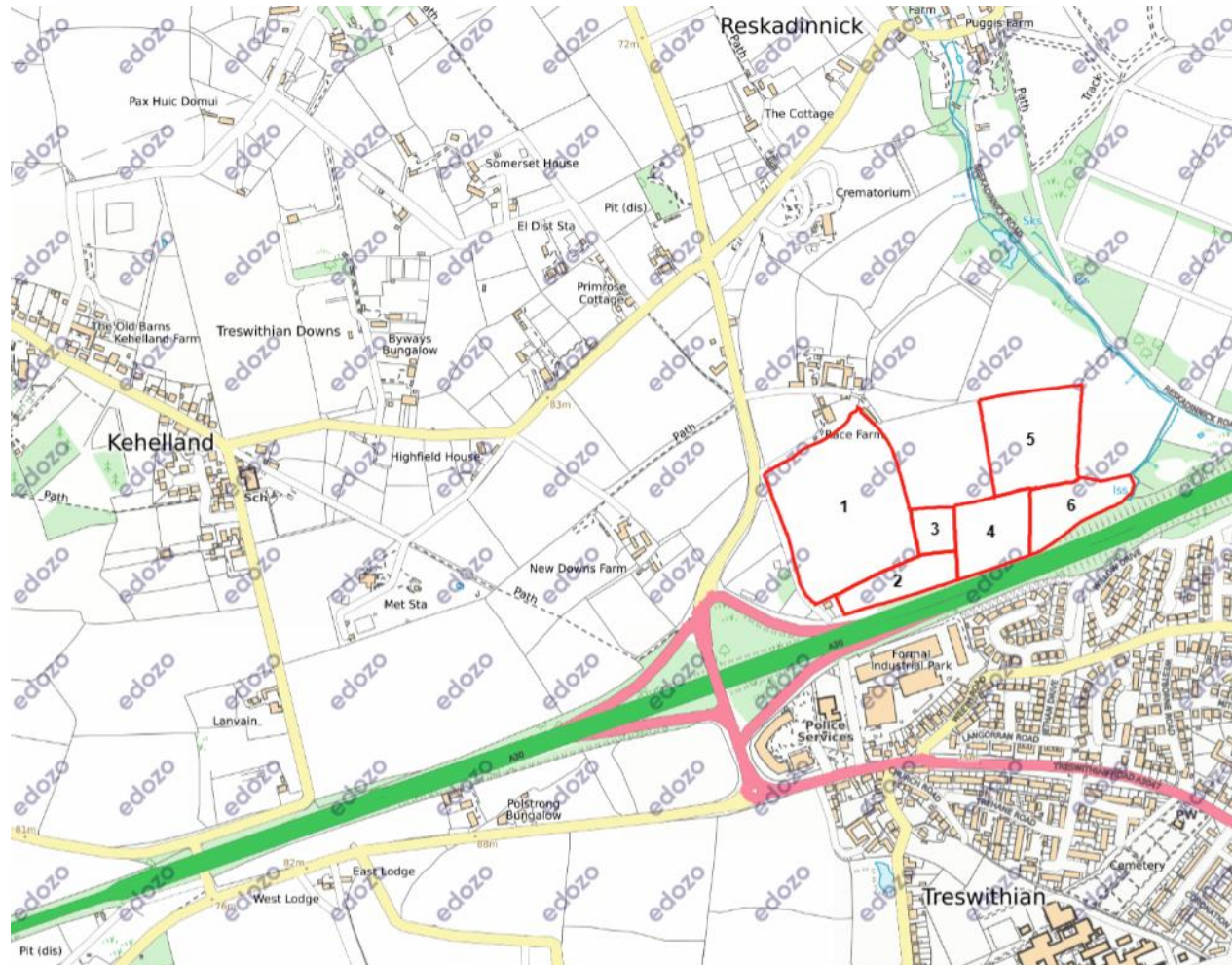


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LODGE & THOMAS
ESTABLISHED 1885

LAND AT RACE FARM, TRESWITHIAN, CAMBORNE, CORNWALL, TR14 0PU

LOCATION PLAN



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LODGE & THOMAS
ESTABLISHED 1883

**RE LICENCE FOR MOWING ONLY ON
LAND AT RACE FARM, TRESWITHIAN,
CAMBORNE, CORNWALL, TR14 0PU**

Full Name:

Address:
.....

Telephone Number: LL **Mob**

Email Address:

Closing date for Tenders: Friday 22nd May @ 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 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 Race Farm (Edged RED on Plan)	23.63 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