

# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**TO LET BY INFORMAL TENDER**



**Lot 1**



**Lot 1 – 43.12 Acres**

**Lot 2 – 24.37 Acres**

**Land at Shredicote Lane, Bradley, Stafford, ST18 9EB**

**To Let by Tender**

**Lot 2**



Lot 1



Lot 2

- Seasonal Mowing/Grazing Licence
- The Land is Available from 22<sup>nd</sup> April 2024 to the 30<sup>th</sup> September 2024
- TENDERS TO BE SUBMITTED BY NOON ON THE 19<sup>th</sup> April 2024

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:  
All statements do not constitute any part of, an offer of a contract;

All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;

Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;

The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or

### **Directions**

The location of the land is shown on the attached plan.

The land is best approached from the Village of Bradley. From the centre of the village, head south on Mitton Road. Upon leaving the village turn right onto Shredicote Lane, and continue along the lane for 1.1 miles, where Lot 1 will be found on the left hand side. Continue a further 500 yards where Lot 2 will be found on the right hand side.

### **Description**

The Land is offered as a whole or in the following 2 lots.

#### **Lot 1 - 43.12 Acres (edged in red)**

This comprises a ring fenced block of land that has good frontage to Shredicote Lane, with multiple access points.

The land is level in nature and considered to be in good heart. The land is suitable for both mowing and grazing purposes

#### **Services**

Lot 1 has mains water available and has the benefit of natural water.

#### **Description – Lots 2 – 24.37 Acres (edged in blue)**

This comprises a ring fenced block of land with two gated access points to Shredicote Lane.

The land is level in nature and considered to be in good heart is suitable for both mowing and grazing purposes.

#### **Services**

Lot 2 does not have mains water, but does have natural water.

### **Fencing**

Interested parties should satisfy themselves as to the condition of the fences prior to offering for the land and will need to ensure that they keep them stock proof throughout the term.

### **Terms**

The occupation will not begin until the license agreement has been signed and the payment has been paid.

The grassland is available on a seasonal basis between 22<sup>nd</sup> April 2024 and 30th September 2024.

The land can be used for mowing or grazing with breeding stock bulls not allowed and to be excluded throughout the term.

The Licensee may apply slurry/FYM and or fertiliser if they wish.

Looking/handling facilities are available in farmyard, subject to owners' permission prior to being used. The use of the facilities is entirely at the owners' discretion.

### **Mapping**

The plans provided in these particulars are indicative and for identification purposes only

### **Wayleaves and Easements**

The let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions.

### **Viewing**

At any reasonable time with a set of these particulars.

## TENDERS

### TENDER CONDITIONS

1. Tenders to be returned to Graham Watkins & Co, 57 Derby Street, Leek, Staffordshire, ST13 6HU in an envelope marked “Tender - Land at Shredicote Lane” by 12 noon on Friday 19<sup>th</sup> April 2024
2. Please ensure the envelope is marked with “Tender – Land at Shredicote Lane”
3. Tenders must be for a fixed sum and must be in writing.
4. Following communication with the Licensor a decision will be made and all persons who have submitted a tender will be notified accordingly.

The licensor is not obliged to accept the highest or indeed any tender submitted

**TENDER FORM**

**LAND AT SHREDICOTE LANE, BRADLEY, STAFFORD, ST18 9EB – LOT 1/LOT 2**

Surname: \_\_\_\_\_

Christian Names: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone (home) \_\_\_\_\_

(mobile) \_\_\_\_\_

Please state any further information that may be of value when considering the offer put forward (proposed stocking rates/number of cuts to be taken, type of stock and references if you are not known to the agents).

**SUBJECT TO CONTRACT**

**LOT 1**

I hereby offer in respect of the 43.12 acres or thereabouts of land at Shredicote Lane, Bradley, Stafford, ST18 9EB the sum of:-

£ \_\_\_\_\_

---

(In words)

\_\_\_\_\_

Signed \_\_\_\_\_

\_\_\_\_\_ Date

**LOT 2**

I hereby offer in respect of the 24.37 acres or thereabouts of land at Shredicote Lane, Bradley, Stafford, ST18 9EB the sum of:-

£ \_\_\_\_\_

---

(In words)

\_\_\_\_\_

Signed \_\_\_\_\_

\_\_\_\_\_ Date

Please state if your offer(s) is conditional on having both lots.

**FOR IDENTIFICATION ONLY – NOT TO SCALE**

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

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