

Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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TO LET BY INFORMAL TENDER



**36.13 Acres of Grassland or
Thereabouts at Gun Hill Road
Meerbrook, Nr Leek, Staffordshire
To Let by Tender**



- Seasonal Mowing/Grazing Licence
- The Land is Available from 22nd April 2024 to the 31st October 2024
- **TENDERS TO BE SUBMITTED BY NOON ON THE 19th 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

From Meerbrook head up Gun Hill Road where the land will be found on the right hand side just after Burnt Oak Farm.

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

Description

This comprises a ring fenced block of land that has good frontage to Gun Hill Road.

The land is moderately undulating in nature being considered to be in good heart and the majority capable of growing good crops of grass for either mowing or grazing purposes.

The land is shown in the schedule below

<u>Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
5017	Grassland	6.14
6913	Grassland	0.09
5901	Grassland	4.07
4292	Grassland	<u>4.32</u>
		14.62 hectares or
		36.13 acres or
		thereabouts

Services

We understand that the land is not connected to mains water however, there is a natural water on the land.

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 licence agreement has been signed and the payment has been paid.

The grassland is available on a seasonal basis between 22nd April 2024 and 31st October 2024.

The land can be used for mowing or cattle 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.

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 Gun Hill Road, Meerbrook” by 12 noon on Friday 19th April 2024
2. Please ensure the envelope is marked with “Tender – Land at Gun Hill Road, Meerbrook.”
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 in writing accordingly.

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

TENDER FORM

LAND AT GUN HILL ROAD, MEERBROOK, LEEK, STAFFORDSHIRE

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

I hereby offer in respect of the 36.13 acres or thereabouts of land at Gun Hill Road, Meerbrook, Nr Leek, Staffordshire the sum of:-

£ _____

(In words)

Signed _____

Date _____

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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