

**LAND AT TREWITHIAN FARM, PORTSCATHO, TRURO, TR2 5EJ  
APPROX. 93.62 ACRES – AS A WHOLE OR IN 3 LOTS**



**GRAZING AND MOWING LICENCE  
PARTICULARS AND GRASS KEEP TENDER FORM 2024**

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## 1. The Land

The land totals approximately 93.62 acres in all and is split into three blocks. The three blocks are not interconnected, but all have their own direct access as shown per the attached plan. The land is available as a whole or in 3 separate lots, as described below (see accompanying plan):

- Lot 1 (red) – 43.98 acres
- Lot 2 (orange) – 31.13 acres
- Lot 3 (blue and purple) – 18.51 acres

Lot 1 comprises undulating pasture land in 8 field enclosures and benefits from a storage yard area which was used by the previous occupier as a bale and machinery storage area.

Lot 2 comprises gently sloping pasture in 5 field enclosures with the eastern side of the land sloping more steeply down to a stream.

Lot 3 comprises gently sloping pasture in 5 field enclosures.

The northern block of land (lot 1) benefits from mains water, with troughs connected in two of the fields OS9342 and OS7351, whilst the blocks of land outlined in blue and orange have a natural stream supply. The two fields outlined in purple do not have a water supply. Applicants must satisfy themselves as to the availability and reliability of the water supply.

## 2. Location

The land is situated in and on the outskirts of the hamlet of Trewithian. It has good access, with the majority being accessed via the A3078 except for lot 2, which is accessed off the Portscatho road. The attached site plan shows this in further detail.

## 3. Tenancy Agreement

The land is offered on a licence agreement, due to start on the 6<sup>th</sup> May 2024 and end 28<sup>th</sup> September 2024. Within lot 1, fields OS7728 and OS9342 (including the yard area) will be marketed as part of a sale during the licence period and therefore the inclusion of these fields could be terminated early. If this occurs, a pro-rata adjustment to the rent payable will be made accordingly. A draft copy of the agreement can be provided on request.

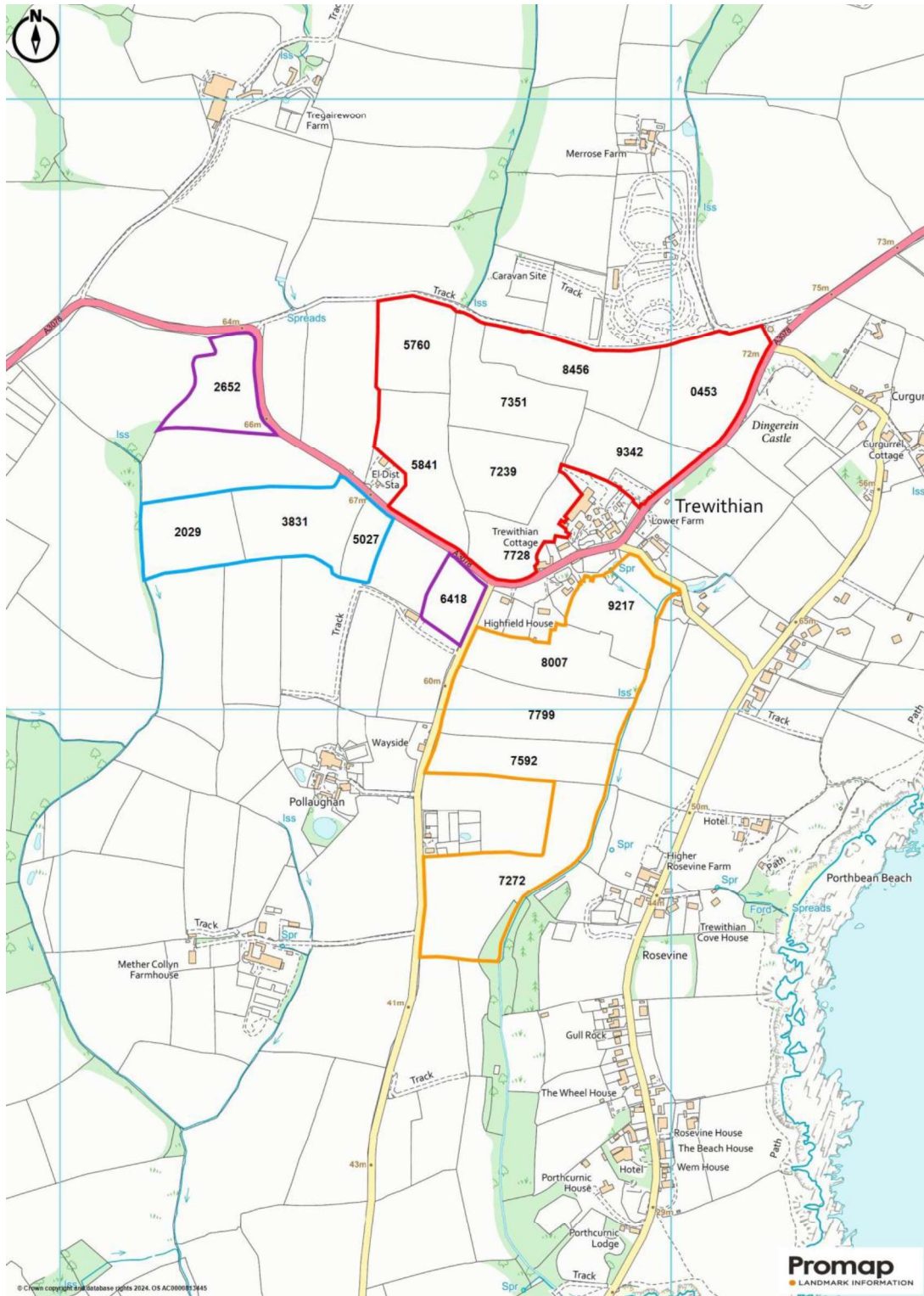
## 4. Tender Process

Any tenders should be submitted electronically to George Olver of Carter Jonas. In addition to the agreed rent, the incoming licensee will be liable to pay 5% (+ VAT) of the tendered amount as a contribution towards the Vendor's costs/Agent's fees. This contribution is subject to a minimum of £200 (+ VAT), per Licence Agreement drawn up, and will be due at commencement for the preparation of the Licence(s). Please note that no VAT will be charged on the purchase price of the grass itself.

Closing date for informal tenders is **12 noon on Wednesday 1<sup>st</sup> May 2024**. The highest or any other tender will not necessarily be accepted. Offers should be submitted in writing or electronically via email to George Olver of Carter Jonas (01872 879026 / [george.olver@carterjonas.co.uk](mailto:george.olver@carterjonas.co.uk)). Please mark envelope/subject of email '**Land at Trewithian - Tender**'.

## 5. Viewings

Anyone wishing to view the land should contact Carter Jonas in the first instance but can view unaccompanied with a set of these details to hand.



Plan – (for identification purposes only)

*Please ensure that you provide as much information as possible within this form and complete the Tender Form on the final page.*

LAND AT TREWITHIAN FARM  
GRASS KEEP TENDER FORM

I/We, (Surname) .....

(Forenames) .....

Of .....

.....

.....

Postcode .....

Telephone ..... Email .....

**Please give a brief description of your existing farming business:**

**Please give a brief description of how the land will be used and how it will integrate with your existing business/land (if any);**

**HEREBY TENDER THE FOLLOWING RENT FOR GRASS KEEP ON THE LAND AS DETAILED IN THE PARTICULARS:**

Comprising Lot/s: .....

- I have read and studied the particulars attached to this tender form and have viewed the land.
- I understand the water supply and extent of the boundaries for each respective lot, and I am satisfied that these are sufficient for my intended use of the land.
- I understand that the Licence(s) that will be granted will be for a fixed period to commence upon Agent receipt of Licence payment and will run until 28<sup>th</sup> September 2024 and that there is no security after that period.
- I accept the terms of the Licence(s) as briefly outlined in the particulars and I agree to sign and execute a Licence as appropriate.
- I therefore tender the following Licence payment(s) and acknowledge that the Licence payment(s) must be paid in full at commencement (not subject to VAT).
- I further acknowledge that, in addition to the Licence payment, I will be liable to contribute 5% (+ VAT) of the tendered amount towards the Vendor's costs/Agent's fees. This contribution is subject to a minimum of £200 (+ VAT), per Licence Agreement drawn up, and will be due at commencement for the preparation of the Licence(s).

Sum: £ 6<sup>th</sup> May 2024 - 28<sup>th</sup> September 2024

£                  per acre (in words:                  )

Signed: .....

Dated this.....day of .....2024

**TENDERS INVITED BY WEDNESDAY 1<sup>ST</sup> MAY 2024 AT 12 NOON**

*The highest or any other tender will not necessarily be accepted. On acceptance of the tender, the purchaser shall undertake to pay 5% + VAT of the tendered amount as a contribution towards the vendors' costs of letting the land and drawing up the licence agreement.*