

Our Ref: Land at Almondsbury/GK Tender

Postage Date

Oldbury Office
Knights Farm
Shepperdine Road
Shepperdine
Oldbury
Bristol
BS35 1RL
Tel: 01454 269486
Fax: 01454 413320

Dear Sir/Madam

APPROXIMATELY 120.69 ACRES (48.84HA)
LAND AT ALMONDSBURY, SOUTH GLOUCESTERSHIRE

We thank you for the interest that you have shown in wishing to Tender for the above.

The land is being let by tender from 1st March 2017 until 31st December 2017. All tenders are to be submitted in writing by 1.00 pm on 22nd February 2017.

Viewings are by appointment please contact the Oldbury Office on 01454 269486 for further details.

Introduction

The land is offered to rent on a Pasturage Agreement for a period of 10 months.

All cross compliance regulations must be met during the 10 month period by the Licensee. The Licensee will therefore be liable for any deductions from the Licensors BPS as a result of Cross Compliance breaches on the land attributed to the actions of the Licensee.

The Licensee will be responsible for providing adequate temporary livestock fencing where required.

In addition to the Pasturage Agreement you will also be required to carry out hedge cutting and grassland management as a Contractor on behalf of the Licensor which runs alongside the Pasturage Agreement. A copy of the Contracting Agreement is also enclosed.

Description

The land extends to approximately 120.69 acres of Grade 3 permanent pasture land located on the edge of Lower Almondsbury, South Gloucestershire and accessed via Marshwall Lane shaded brown as shown on the attached map.

The land is serviced by mains water with drinking troughs in some of the fields with access to natural water supplies in some of the other fields (water is not included in the tender price and will be billed separately based on usage from the meter serving the land). The pasture land is for mowing and grazing only.

The Licensee will be required to keep the land in good agricultural and environmental condition during the 10 month license period.

The License

The successful Licensee will be expected to sign a Pasturage Agreement and Contracting Agreement immediately and in the event that the successful applicant fails to do so, the Licensor will reserve the right to withdraw the offer of the License. A copy of the draft license is available on request.

Please note that no significant alterations will be made to the text of the Pasturage Agreement or Contracting Agreement although minor amendments that are proposed will be considered and may be agreed. All applicants will be deemed to have read, and to have accepted, the terms set out in the License.

Conditions of Tender

1. Condition of the Land
The Licensee will be required to take the land in the condition found on entry and to manage it in accordance with the terms of the License agreement.

2. Tender Date
Tenders to be received in this office by 1 pm on 22nd February 2017.

3. Submission of Tender
Tenders should be in a sealed envelope marked "Land at Almondsbury" and addressed to
Voyce Pullin, Knights Farm, Shepperdine Road, Shepperdine, Oldbury on Severn, Bristol,
BS35 1RL Tel: 01454 269486 Fax: 01454 415397

Tenders must be on the specified form and applicants must complete this in its entirety and sign and date it. Tenders must be for a specific sum, and not calculable by reference to another tender ("i.e. £10 more than any other tender").

4. Acknowledgement
All tenders received will be acknowledged and reported to the Licensor. Unsuccessful applicants will be notified when a binding agreement for letting has been completed.

5. Costs
The applicants and successful licensee will bear all their own costs in respect of their tender and completing the License.

8. Highest Tender
The Landlord does not bind himself to accept the highest or any tender.

9. Particulars
The particulars of the land, and the plans and schedules attached, are presumed to be correct but are subject to alterations or amendment if any error or omission is discovered therein.

10. Viewing
By appointment please contact the Oldbury Office on 01454 269486 for further details.

If you should require any further information regarding this letting then please feel free to contact me at our Oldbury Office on 01454 269486 or email: tom@voycepullin.co.uk.

Yours faithfully

Tom Pullin MRICS FAAV
OLDBURY OFFICE

Encs Rent Tender Form
 Pasturage Agreement
 Contracting Agreement

TENDER FORM
(SUBJECT TO CONTRACT)



LAND AT ALMONDSBURY, SOUTH GLOUCESTERSHIRE

**ALL OFFERS ARE TO BE SUBMITTED TO THE ADDRESS BELOW
BEFORE: 1.00 PM ON WEDNESDAY 22nd FEBRUARY 2017**

**Voyce Pullin, Knights Farm, Shepperdine Road, Shepperdine,
Oldbury on Severn, Bristol, BS35 1RL**

Tel: - 01454 269486 Fax: - 01454 415397 E-mail: tom@voycepullin.co.uk

1 All offers should be completed on this form and returned to this office clearly marked “ Land at Almondsbury Tender ”.	
2 Faxed or e-mailed forms are acceptable.	
3 The successful bidders will be notified as soon as possible.	
4 Whilst it is the Licensors firm intention to let the land, our clients do not bind themselves to accept the highest, or indeed, any offer.	
Name of person(s) making offer <i>(Please let us know who or the business name that the licence will be made out too.)</i>	
Address (For Licence Agreement)	
Telephone Number: <i>Must Complete</i>	
Licence Fee Offer	<u>£’s for the whole not per acre</u>
<ul style="list-style-type: none"> • Offers should be for a precise amount and to avoid the receipt of identical sums we would recommend that offers should be made for an odd figure. • Any offer which is escalating or which is made with reference to another bid will not be accepted. 	

If you require any further information, please contact us on 01454 269486