

Our Ref: Land at Churchdown/GK Tender

26<sup>th</sup> March 2021



**Oldbury Office**  
Knights Farm  
Shepperdine Road  
Shepperdine  
Oldbury  
Bristol  
BS35 1RL  
Tel: 01454 269486  
Fax: 01454 415397

Dear Sir/Madam

**LAND AT CHURCHDOWN, GLOUCESTER, GL3 4RB**  
**LOT 1 – 46.01 ACRES AND LOT 2 – 14.13 ACRES**

Please find attached a plan and tender document for the above grass keep. The land is available from 12th April 2021 until 31<sup>st</sup> October 2021 on a Grazing License.

Tender Documents to be received at the **Oldbury Office by 12 noon, Thursday, 8<sup>th</sup> April 2021**. Potential bidders can view/walk the land without vehicles at any time during daylight hours with particulars to hand.

The land can be used only for the following purposes:

1. Mowing
2. Grazing of Sheep or Cattle

Horses will not be entertained as these are not deemed an agricultural activity.

**General Conditions to Note**

The Licensee has no claim on the Basic Payment Scheme payment.

The Licensee must indemnify the Licensor for any non-compliance issues that may occur.

The Licensee will be responsible for making sure that the perimeter fencing is adequate for their proposed use and to the same standard as at commencement. Any damage caused by the Licensee must be corrected.

Access to the land for pre-tender viewing can be made on foot only at the roadside access points. Please refer to the attached plan.

There are no buildings attached to the land area.

**Description**

Lot 1 – extends to 46.01 acres of permanent pasture in five enclosures and heavily manured in the autumn of 2020.

Lot 2 – extends to 14.13 acres in two parcels of permanent pasture.

**The License**

The successful Licensee will be expected to pay in full and to sign a Grazing/Mowing License agreement immediately and prior to entry. 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 alterations will be made to the text of the License 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.

The principle features of the Grazing/Mowing Licence will be:

*Term* 12<sup>th</sup> April 2021 to 31<sup>st</sup> October 2021

*Rent* Payable in one instalment on signing the Licence in advance of the 12<sup>th</sup> April 2021.

<i>Use</i>	To be used for the purposes of agriculture only, mowing/grazing of sheep or cattle only.
<i>Repairing liabilities</i>	These are set out in the proposed Grazing Agreement. The Licensee will be expected to keep the land in good condition.
<i>Sporting rights</i>	Not included in the license period.
<i>Assignment etc</i>	There will be a bar on assigning, sub-letting and sharing possession of the land.
<i>Basic Payment Scheme</i>	Tenders are invited for the land without entitlements to the Basic Payment Scheme.

### **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 (Oldbury Office) by 12 noon on Thursday, 8<sup>th</sup> April 2021.
3. Submission of Tender  
Tenders should be in a sealed envelope marked "Land at Churchdown Tender Lot 1/Lot 2" and addressed to Joyce Pullin, Knights Farm, Shepperdine Road, Shepperdine, Oldbury on Severn, Bristol, BS35 1RL  
Tel: 01454 269486.  
  
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 owners does not bind themselves 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  
At any time during daylight hours with a set of particulars (postcode GL3 4RB for directions).

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: [jon or callum@voypullin.co.uk](mailto:jon_or_callum@voypullin.co.uk).

Yours faithfully

*Jon Pullin*

Jon Pullin MRICS FAAV RICS Registered Valuer  
**OLDBURY OFFICE**

Encs Particulars  
Rent Tender Form  
Location Map

**TENDER FORM**  
(SUBJECT TO CONTRACT)

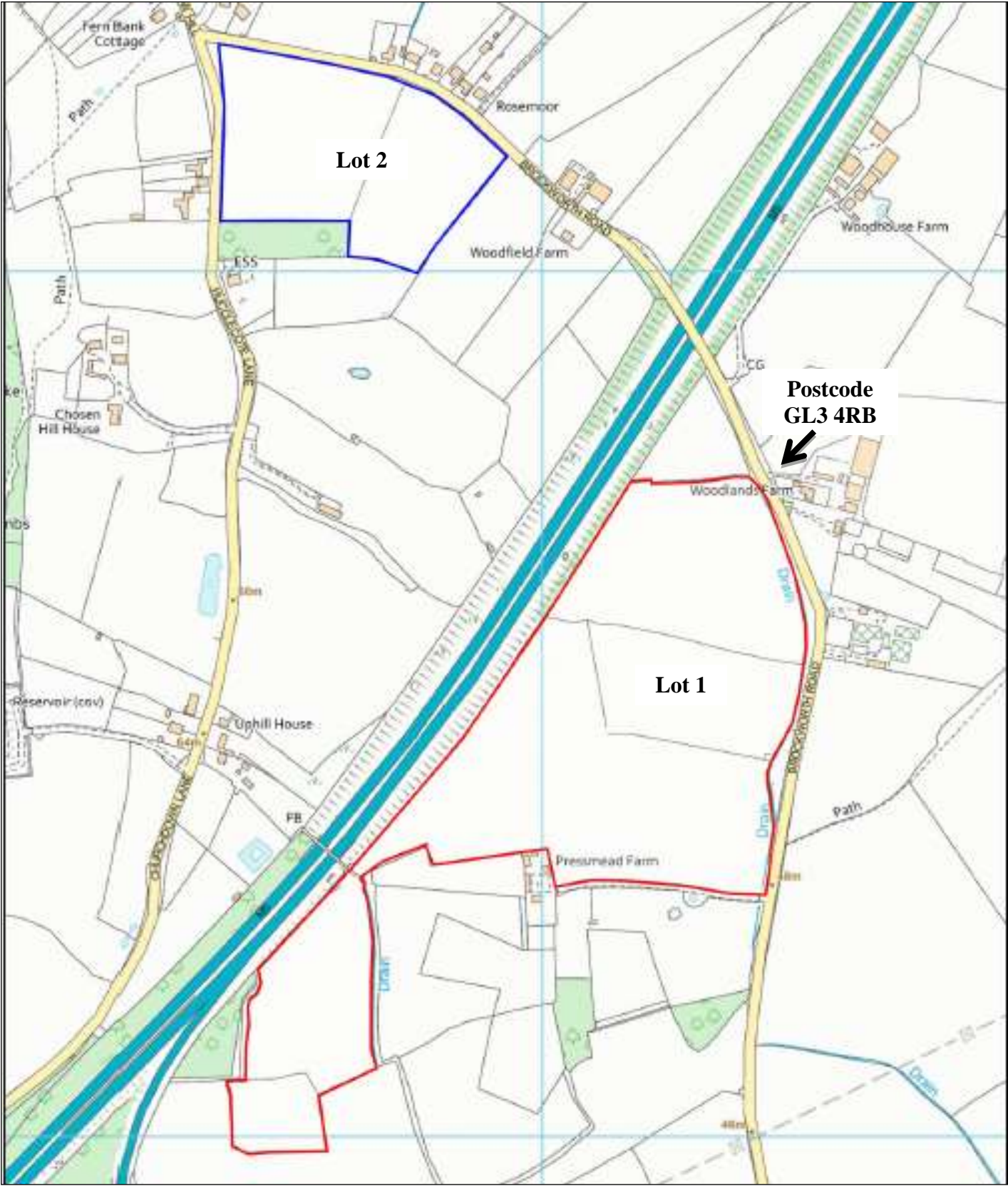


**LAND AT CHURCHDOWN**

**ALL OFFERS ARE TO BE SUBMITTED TO THE ADDRESS BELOW**  
**BEFORE: 12 NOON ON THURSDAY, 8<sup>TH</sup> APRIL 2021**  
to  
**Voyce Pullin, Knights Farm, Shepperdine Road, Shepperdine,**  
**Oldbury on Severn, Bristol, BS35 1RL**  
Tel: - 01454 269486

1. All offers should be completed on this form and returned to this office clearly marked "Land at Churchdown Tender".	
2. Email 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.	
<b>Name of person(s) making offer</b>	
<b>Address</b>	
<b>Telephone Number:</b>	
<b>Offer</b>	<b>£'s for the whole not per acre</b>
<b>LOT 1</b>	
<b>LOT 2</b>	
<ul style="list-style-type: none"><li>• 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.</li><li>• Any offer which is escalating or which is made with reference to another bid will not be accepted.</li></ul>	

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



**Lot 2**

**Lot 1**

**Postcode  
GL3 4RB**

