

Our Ref: Land at Pentylands Farm/GK Tender

22nd April 2021



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

Dear Sir/Madam

LAND AT PENTYLANDS FARM, WESTROP, HIGHWORTH, WILTSHIRE, SN6 7QH

Please find attached a plan and tender document for the above grass keep. The land is available from 1st May 2021 to 30th October 2021 on a Grazing License.

Tender Documents to be received at the **Oldbury Office by 2pm, Thursday, 29th April 2021**. Viewing of the land is strictly by appointment only.

The land can be used only for the following purposes:

1. Grazing of Sheep

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 erecting temporary electric fencing which is stockproof and adequate for the proposed use.

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 is strictly by appointment only.

Access to the land is via the blue line through the yard. Please refer to the attached plan.

There are no buildings attached to the land area.

Description

25 acres of permanent pasture land for sheep grazing only, available on a grazing licence from 1st May 2021 to 30th September 2021.

The License

The successful Licensee will be expected to pay in full and to sign a Grazing 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 Licence will be:

Term 1st May 2021 to 30th September

Rent Payable in one instalment on signing the Licence in advance of the 1st May 2021.

<i>Use</i>	To be used for the purposes of agriculture only, being for the grazing of sheep 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 2pm on Thursday, 29th April 2021.
3. Submission of Tender
Tenders should be in a sealed envelope marked “Land at Pentylands Farm” and addressed to Voyce 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
Viewing strictly by appointment only.

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: callum@voycepullin.co.uk.

Yours faithfully

Callum Clements

Callum Clements FAAV
OLDBURY OFFICE

Encs Rent Tender Form
 Location Map



TENDER FORM
(SUBJECT TO CONTRACT)

**LAND AT PENTYLANDS FARM,
WESTROP, HIGHWORTH, WILTSHIRE, SN6 YQH**

ALL OFFERS ARE TO BE SUBMITTED TO THE ADDRESS BELOW
BEFORE: 2PM ON THURSDAY, 29TH 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 Pentylands Farm 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.	
Name of person(s) making offer	
Address	
Telephone Number:	
Offer	£'s for the whole not per acre
<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

