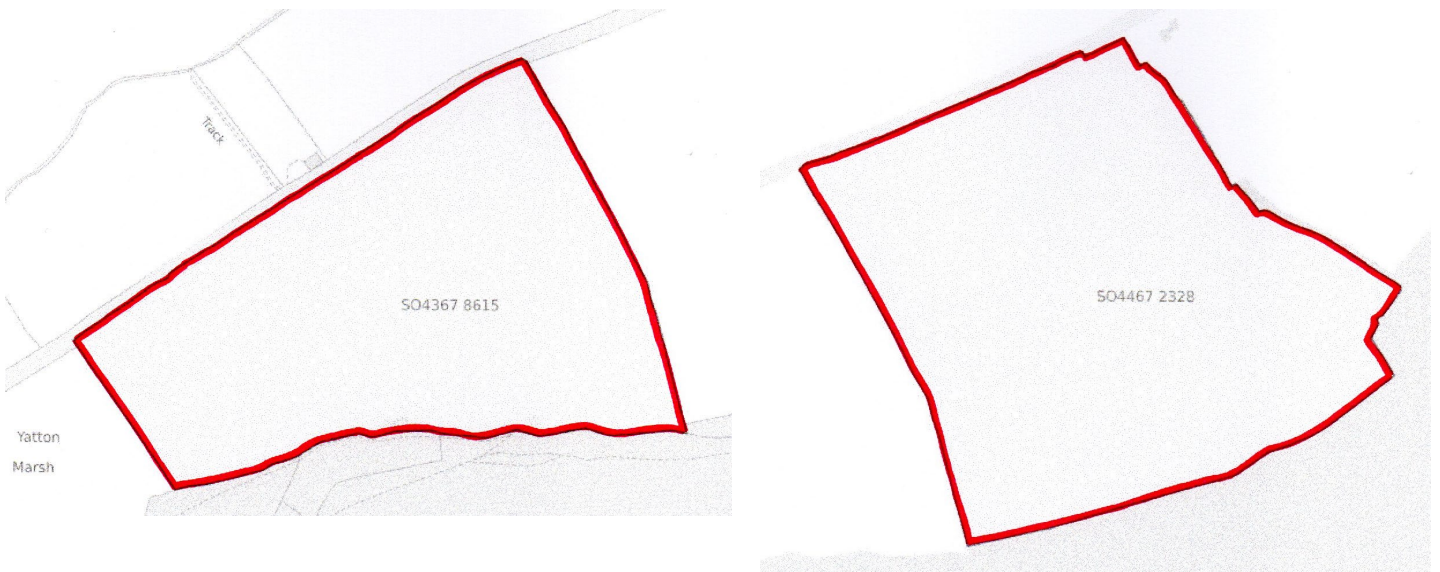


# MAIZE LAND TO LET

## Available for the 2024 Season



**Approximately 49.42 acres (20.00 hectares) of land  
situated at Leinthall Earls**

**TO LET BY INFORMAL TENDER  
CLOSING AT 12 NOON ON  
THURSDAY, 21<sup>ST</sup> MARCH 2024**

**Easters Court  
Leominster  
Herefordshire  
HR6 0DE**

**Tel: 01568 610007**

**BK** | Bruton  
Knowles

# LAND AT LEINTHALL EARLS

## INTRODUCTION

Bruton Knowles Ltd are delighted to have been instructed to offer approximately 49.42 acres of land available To Let for maize cropping commencing from the 1<sup>st</sup> April 2024 on behalf of Gatley Farms.

## CROPPING

The land is available for maize cropping.

## FIELD SIZES

The bids should be made on a per acre basis. Any buffer areas which the Landlord specifically lists will not be subject to rent (in some cases, the Landlord may wish to use these for access).

## OCCUPANCY AND TERM

The occupancy will commence from 1<sup>st</sup> April 2024 and will terminate on the 30<sup>th</sup> October 2024. The rent will be payable in one instalment on the commencement of the tenancy.

## VIEWING

Viewing may take place at any reasonable time with these Particulars.

## THE LAND

All of the land has been used for arable production in recent years.

## LAND SCHEDULE

OS NUMBER	FIELD NUMBER	Field Area (Hectares)	Field Area (Acres)	Land Use
SO4367	8615	12.00	29.65	Maize
SO4467	2328	13.14	32.47	Maize
	<b>TOTAL</b>	<b>25.14</b>	<b>62.12</b>	

The Land is subject to a Countryside Stewardship Scheme and following deductions the cropping area will be based on an area of 49.42 Acres.

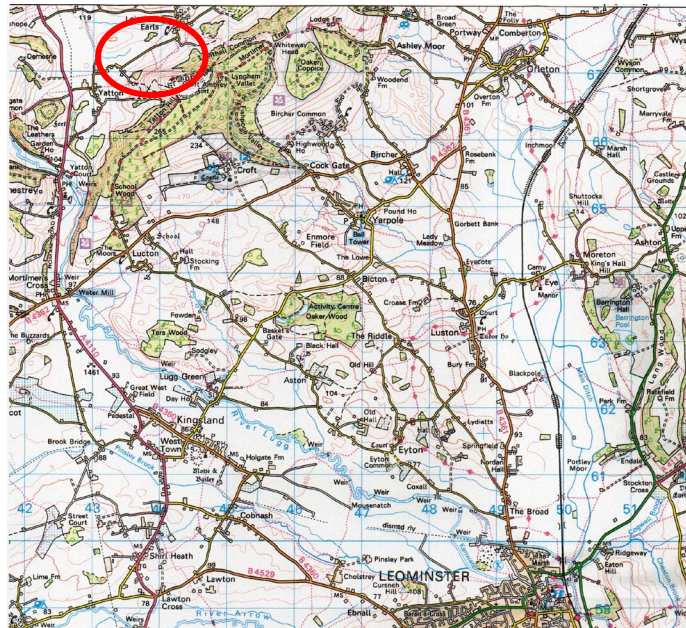
## DIRECTIONS

From Leominster take the A44 leading onto the B4360 heading towards Kingsland. A Cobnash turn left and follow the road to the junction with the A4110. Turn right onto the A4110. Proceed for approximately 5 miles passing through Mortimers Cross and Aymestrey. Approximately half a mile after Aymestrey turn right towards Yatton. Following the road for a further half a mile and the land will be found on the right hand side as indicated by the Agents Let Board.

## FURTHER INFORMATION

For further information please contact Hannah Morgan on 01568 610007 or 07814 493 039  
Email: [hannah.morgan@brutonknowles.co.uk](mailto:hannah.morgan@brutonknowles.co.uk)

## LOCATION PLAN



## CONDITIONS OF LET

1. All tenders must be submitted in writing to **Hannah Morgan** at Bruton Knowles Ltd, Easters Court, Leominster, Herefordshire, HR6 0DE Tel: 01568 610007 or 07814 493 039 ~ Email: hannah.morgan@brutonknowles.co.uk. Tenders must arrive at the above office **NO LATER THAN 12 noon prompt on Thursday 21<sup>st</sup> March 2024** and should be marked **Tender ~ “Maize Land at Leinthall Earls,”**
2. Please note that, where appropriate, Purchasers may suggest Special Terms or variances to the Contract. *(Please bear in mind these may affect the decision of the Vendor).*
3. The Vendors do not have to accept the highest or any Tender for each Lot respectively.
4. The Purchaser shall be required to insure their crops against damage and loss. The Vendor shall accept no responsibility whatsoever for any loss, or damage caused due to the occupancy of the land.
5. The Purchaser shall be responsible for any damage to the Vendors’ property caused during the occupation, accidental or otherwise, including gates, posts, fences, hedges, drains, roads, etc., and the Purchaser will make good any damage at his expense.
6. The Purchaser shall take all reasonable steps to avoid pollution or nuisance from acts of husbandry and shall be responsible for any damages or third party claims.
7. The Purchaser agrees to pay the agreed rent at the times specified in the Tenancy Agreement. Failure to do so may lead to penalty payments or forfeiture of the Lot(s). The Purchaser shall also be responsible for any shortfall on a re-let, (including costs and commission), but shall not be entitled to any surplus.
8. The Landlords’ rent will not be subject to VAT.
9. If there is a footpath that crosses the land then it is the Tenants responsibility to keep this open.
10. The Purchaser agrees to leave the land in good heart and in a state fit to replant by the Vendors, (or his Agents) thereafter.
11. In the event of non-payment of rent as per the agreed time-scales, the Vendors shall reserve the right to recover the loss of rent and any other reasonable expenses, including legal costs.
12. All Tenderers will be notified in writing within **SEVEN DAYS** of the closing date. Successful Purchasers will be required to pay the whole years rent on the specified rent day on **1<sup>st</sup> April 2024**.
13. Unless stated otherwise, **ALL** field sizes given are **GROSS** area and Purchasers should satisfy for themselves the area available to be planted, and therefore tender on this basis, except specific areas identified in the particulars, which will be deducted.
14. The land is available from **1<sup>st</sup> April 2024** terminating on the **30<sup>th</sup> October 2024**.

**IMPORTANT NOTICE:** *These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared February 2024*

**FORM OF TENDER**  
**MAIZE LAND AT LEINTHALL EARLS**  
 (To be completed in CAPITALS save for the signature(s))  
**SUBJECT TO CONTRACT**

**To: Messrs Bruton Knowles Ltd of "Easters Court, Leominster, Herefordshire, HR6 0DE"**

I/We .....

of .....

.....Postcode.....

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

Mobile.....

Signed: ..... Dated.....

Description	Tender Bid per Acre
<b>MAIZE LAND AT LEINTHALL EARLS</b> <b>Based on a cropped area of 49.42 acres</b>	£

I/We understand this is a legal document and if the offer is accepted will require the signature of the parties on various Agreements.

Witness: ~

Name: .....

Address:.....

Postcode..... Telephone.....

Email..... Mobile.....

Signed: ..... Dated.....

Mark Tender document

**"TENDER – MAIZE LAND AT LEINTHALL EARLS"**

and return to

Bruton Knowles Ltd, Easters Court, Leominster, Herefordshire, HR6 0DE

or by Email: hannah.morgan@brutonknowles.co.uk

*(please ensure you have confirmation that the email has been received prior to Tenders Closing)*

**No Later than 12 NOON on THURSDAY 21<sup>ST</sup> MARCH 2024**