

Grazing & Mowing Land To Let

Land off Broad Lane, Stapeley, Nantwich, CW5 7QL

Extending to approximately 23.74 acres (9.61 hectares) of Grassland

Available Immediately until 31st October 2024



Whittaker & Biggs are pleased to present the opportunity to offer for the grazing of a block of grassland for the 2024 season with potential for the grazing of cattle and sheep excluding horses.

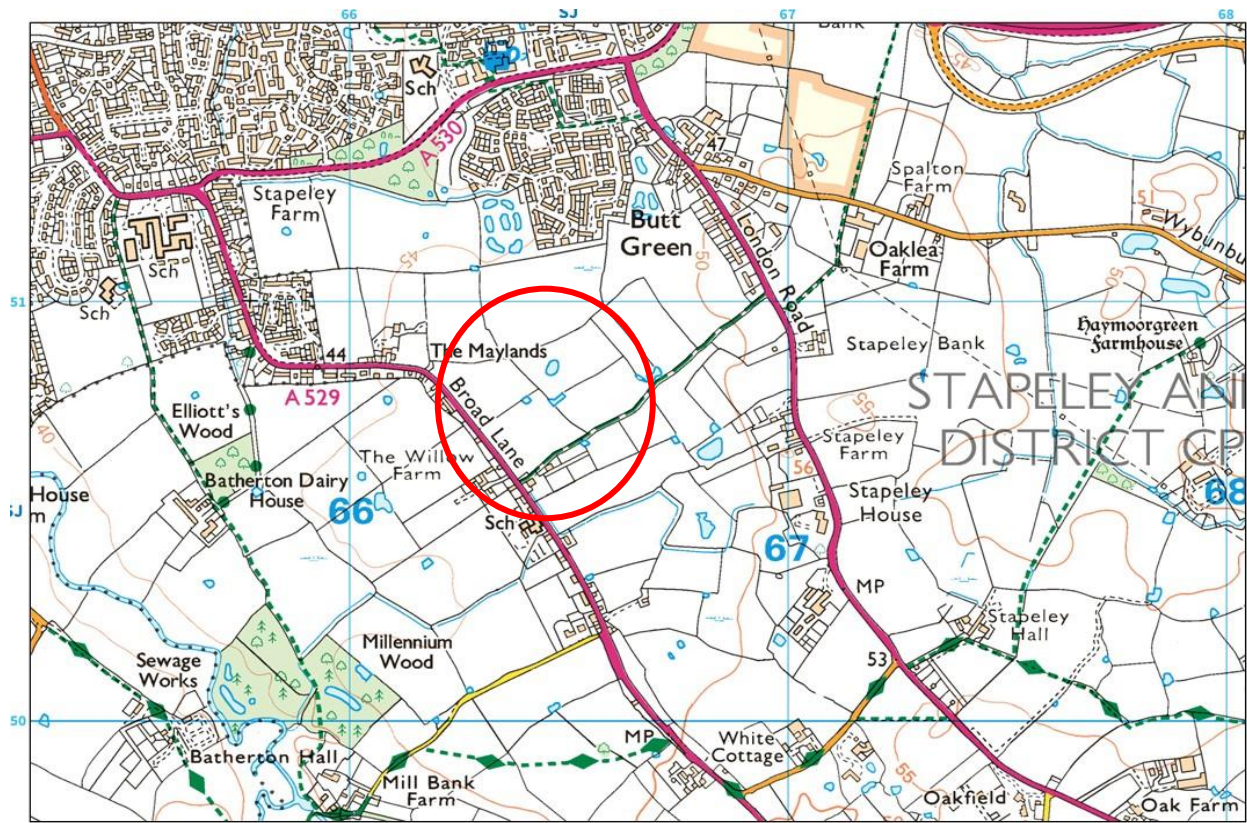
**All enquires to George Pullin of Whittaker & Biggs, Biddulph Office
Phone: 01782 522117 or email : george.pullin@whittakerandbiggs.co.uk**

Location

The land is situated to the south of Nantwich and within Stapeley with access directly off Broad Lane (A529) on the western boundary of the land.

The Ordnance Survey Reference Number is: SJ66405078.

What3Words://starfish.flashing.vanilla



Viewing

The land may be viewed during daylight hours whilst in possession of a copy of these particulars, which will constitute authority to view. Please ensure that all gates are left as found and latched or tied correctly. Anyone inspecting the land does so entirely at their own risk and neither the agents nor the landowners accept any responsibility or liability for any injuries or consequential loss howsoever caused.

Description

The land is shown on the attached plan edged red and is all laid down to permanent grass and suitable for the grazing of cattle and sheep excluding horses.

The land is divided into 4 separate parcels and has been run as 2 parcels. There are some areas which are slightly waterlogged and infield ponds with shallow ridge and furrows present.

Field Number	Field Name/ Description	Area	
		Acres	Hectares
3179	Permanent Pasture	5.83	2.36
4068	Permanent Pasture	6.79	2.75
5086	Permanent Pasture	5.76	2.33
5777	Permanent Pasture	5.36	2.17
	TOTAL	23.74	9.61

Services

There is mains water connected to the land and a water trough within field 4068 as well as ponds and a ditch between 4068 and 5777. The Grazier is to pay any water charges from this water tank.

Terms

The land is available immediately until 31st October 2024, upon which all livestock must be removed. Following the expiry of the initial term, a repeated agreement for the following season or a longer-term agreement may be considered by the Landowners.

The Grazier will be required to sign a grazing and mowing agreement and pay the Licence Fee in full for the term prior to occupation being granted.

The land is not subject to any Environmental Stewardship Schemes and the Grazier is not to apply for any Schemes on the land.

The Grazier will be responsible for ensuring that the boundary fences and walls are stockproof and make good or erect temporary fencing as appropriate. Interested parties should satisfy themselves as to the condition of fences prior to taking on the land.

All expressions of interest are to be made to George Pullin at our Biddulph office with a price for the whole and the intended stocking or use of the land.

**If you have any queries, please contact George Pullin of Whittaker & Biggs Biddulph Office
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