

To Let By Informal Tender – Closing Date 15th March 2023

Land Off Harrots Lane, Hartington, Buxton, Derbyshire, SK17 0AP

51.94 Acres or thereabouts of Grassland

Available from 1st April to 31st December 2023



Whittaker & Biggs are pleased to present the opportunity to Tender for the grazing and mowing of a sound block of grassland for the 2023 season, that is well suited to the grazing of cattle and the majority mowable.

Location

The land is situated to the east of the village of Hartington and accessed off an unadopted stone track known as Harrots Lane (off Hide Lane) on the western boundary and also off the B5054 road on the south eastern boundary that links to the A515 (Buxton to Ashbourne Road).

The Ordnance Survey Reference Number is: SK130606

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Viewing

The land may be viewed during daylight hours whilst in possession of a copy of these particulars and 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 considered to be in good heart and suitable for the grazing of cattle and the majority is mowable. Parcels 1,2,3,4,6,8 and 9 are considered to be mowing fields being generally level. Parcels 5, 7, 10, 11 and 12 are more undulating and sloping in parts and are more suited to grazing. A stone track runs through parcels 1,2 & 3. There are sound internal stone walls and interconnecting gateways between parcels to assist with grazing management. Below is a schedule of the individual parcels:

| Field Number | Description | Area Hectares | Area Acres |
|---------------------|--------------------|----------------------|-------------------|
| 1 | Grassland | 1.89 | 4.67 |
| 2 | Grassland | 2.13 | 5.25 |
| 3 | Grassland | 1.91 | 4.73 |
| 4 | Grassland | 1.61 | 3.98 |
| 5 | Grassland | 0.22 | 0.53 |
| 6 | Grassland | 2.07 | 5.12 |
| 7 | Grassland | 1.84 | 4.54 |
| 8 | Grassland | 1.03 | 2.56 |
| 9 | Grassland | 1.28 | 3.15 |
| 10 | Grassland | 1.10 | 2.73 |
| 11 | Grassland | 4.93 | 12.18 |
| 12 | Grassland | 1.01 | 2.50 |
| | Total | 21.02 | 51.94 |

Services

No mains services are connected to the land. There are two ponds situated on the land, with one adjacent to the larger of the two stone barns within parcel 5 and a second on the roadside boundary of parcel 11 and these provide natural water, however interested parties should make their own inspection with regards to these sources and their suitability and reliability.

Terms

The land is available from 1st April 2023 until 31st December 2023, upon which all livestock must be removed. Following the expiry of the initial term a longer term agreement may be considered by the Landowners for subsequent years.

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

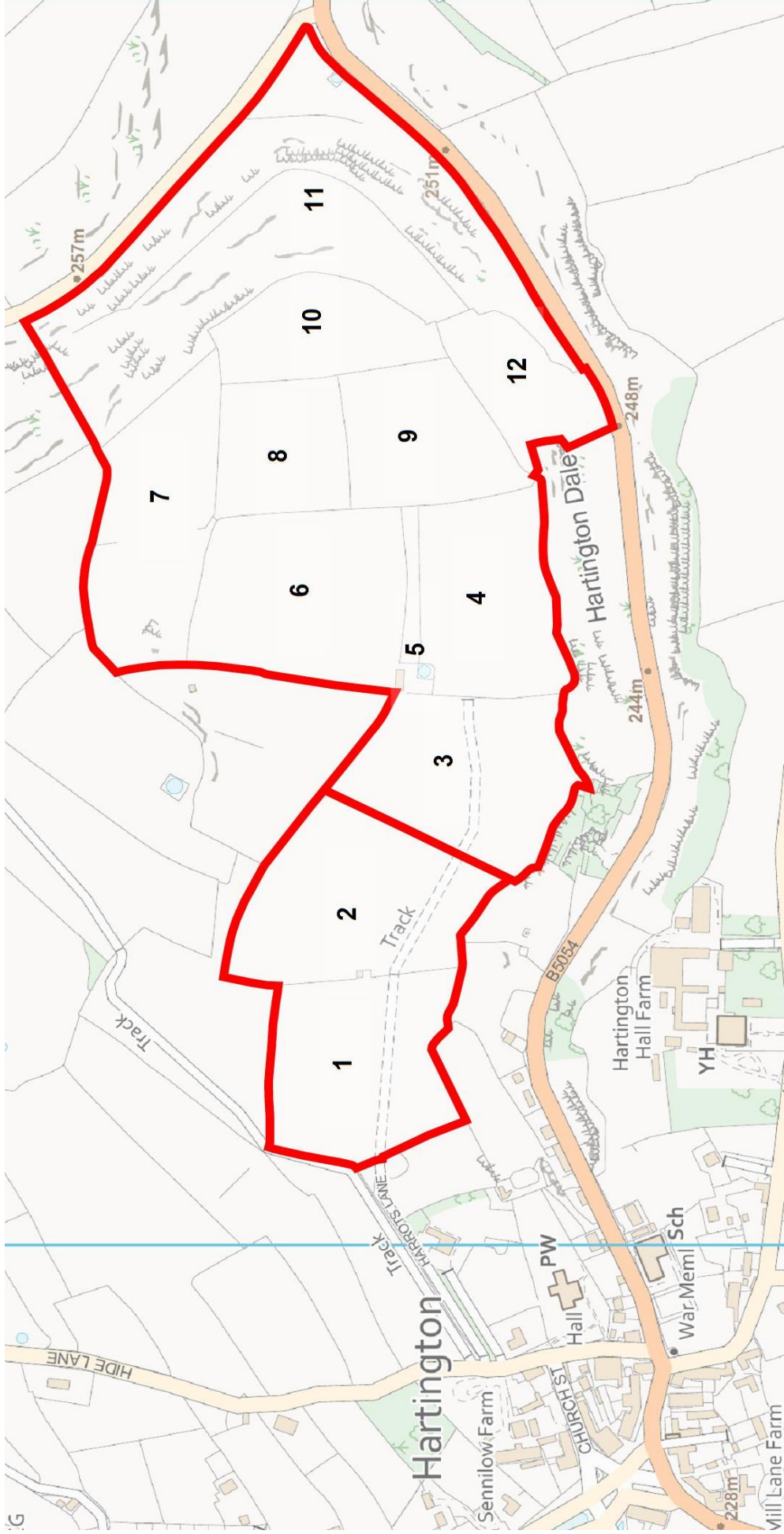
The Basic Payment Scheme is not claimed on by the Landowner and no entitlements are included with the letting of the land.

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 offering for the land.

There are two barns of stone construction situated on the land and these will be specifically excluded from the agreement.

All offers must be made in writing on the attached Tender Form and received at our Leek Office by 12 noon on Wednesday 15th March 2023.

**If you have any queries, please contact Peter Kirton-Darling of Whittaker & Biggs Leek Office
Phone: 01538 372006 or email : peter@whittakerandbiggs.co.uk**



PLAN NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

TENDER FORM

**Land Off Harrots Lane, Hartington, Buxton, Derbyshire, SK17 0AP
51.94 Acres or thereabouts of Grassland**

Please provide the following details:

Name / Trading Name:

Address:

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Contact Number:

Email Address:

51.94 Acres (edged red)

I/We wish to Tender the following amount for the Land above:

£..... per acre for the Grazing Period **OR** £..... in total for the Grazing Period.

Please provide details of how you intend to stock/utilise the land:

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Tender Conditions

1. Completed Tender Forms are to be returned to Peter Kirton-Darling MRICS FAAV, Whittaker & Biggs, 45-49 Derby Street, Leek, Staffordshire, ST13 6HU in a sealed envelope marked "Tender – Land Off Harrots Lane, Hartington" by 12 noon on Wednesday 15th March 2023.
2. Tenders must be for a fixed sum and must be in writing.
3. After the closing date, the Agents will refer all offers received to the landowner and a decision will be made. All persons who have submitted a tender will be notified in writing accordingly.
4. The landowner is not obliged to accept the highest or indeed any tender submitted.