



**TO LET BY TENDER ON THE INSTRUCTIONS OF THE ELIZABETH
CLUCAS CHARITABLE TRUST**

**APPROXIMATELY 134 ACRES OF LAND AND BUILDINGS @ LEODEST
FARM, ANDREAS**

- TERM:** A 5 year Farm Business Tenancy from the 1 April 2024.
- TENDER FORM:** Attached.
- VIEWING :** Thursday 4th January 2024, 9:30am – 11:30am. Meet on the yard. On foot only, please close all gates. No dogs.
- TENDERS CLOSE:** Thursday 18th January 2024 at 12 Noon.
- RENT:** Rent will be payable annually in advance on the 1st of April in each year of the term. The first installment will be due upon the signing of the Farm Business Tenancy. Alternative arrangements may be considered.
- LAND:** Approximately 134 acres of agricultural land as shown edged red on the attached plan which will be available as a whole.
- BUILDINGS:** A range of modern and traditional farm buildings, including a 3,750 sq ft livetsock building. Please note that only the ground floor of the traditional buildings are available and the owner will be inserting a break clause in the Farm Business Tenancy should the buildings receive planning permission.
- AGREEMENT:** Tenant(s) to sign the Landlords preferred form of Farm Business Tenancy Agreement.
- ADS:** The Tenant(s) will be entitled to any payments under the Agricultural Development Scheme.

METRIC CONVERSION

3'3"	= 1 metre	4'	= 1.2 metres	5'	= 1.5 metres	6'	= 1.8 metres	7'	= 2.1 metres	8'	= 2.4 metres	9'	= 2.7 metres	10'	= 3.0 metres
11'	= 3.4 metres	12'	= 3.7 metres	13'	= 4.0 metres	14'	= 4.3 metres	15'	= 4.6 metres	16'	= 4.9 metres	17'	= 5.2 metres	18'	= 5.5 metres

Notice is hereby given that these particulars, although believed to be correct, do not form part of an offer or a contract. Neither the Vendor or Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty whatever in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

ADDITIONAL: The Tenant(s) will be responsible for all rates which become due in connection with their occupation of the land and buildings and for maintaining the farm lane and trimming the hedges on the same.

FOR ANY FURTHER INFORMATION PLEASE CONTACT:

SARAH CHRISTIAN sarah.christian@chrystals.co.im or 625100

TO LET BY TENDER

**APPROXIMATELY 134 ACRES AND BUILDINGS @ LEODEST FARM,
ANDREAS**

TERM: 1 April 2024 to the 30th May 2029

TENDERS CLOSE: 18 January 2024 at 12 Noon.

Please return Tender in an envelope clearly marked
“LEODEST FARM TENDER” to:

Chrystals, 31 Victoria Street, Douglas, Isle of Man IM1 2SE
(Neither Agents nor Landlord bound to accept highest or any Tender.)

I wish to offer as follows:

LOT 1 £(PER ANNUM)
Approximately 134 acres and buildings

******APPLICANTS ARE ENCOURAGED TO SUBMIT A COVERING
LETTER OR ADDITIONAL NOTES WITH THEIR INTENDED USE,
BACKGROUND AND ANY OTHER INFORMATION THAT MAY BE
HELPFUL TO THE LANDLORD IN CONSIDERING THEIR TENDER******

Name (in full)

Address
(including Postcode)
.....

Telephone Number(s)

If my Tender is accepted I agree to pay first years rent upon the signing of the Farm Business Tenancy Agreement

SIGNED

DATED

(Please retain a copy of this Tender for your records.)

