

STEER ETHELSTON RURAL LTD



CHARTERED SURVEYORS

LAND AT MARSH FARMLANDS, SOUTHOWRAM, HALIFAX, WEST YORKSHIRE

TO LET BY INFORMAL TENDER ON A ONE YEAR LICENCE
TENDER DATE 12 NOON MONDAY 27TH APRIL 2009



**58.7 ACRES (23.7 HECTARES) OR THEREABOUTS EXCELLENT
GRASSLAND SUITABLE FOR GRAZING/ MOWING TO BE OFFERED IN
FOUR LOTS.**

Tel 01477 532188

www.steerethelston.co.uk

The Estate Office, Deer Park Farm, Kermincham, Crewe, Cheshire CW4 8DX.



Fax: 01477 544638

Mobile: 07729 927777



DETAILS OF LAND:

LOT 1	Hectares	Acres
SE 1125 7910	1	2.47
SE 1125 7007	0.31	0.76
SE 1125 7204	0.5	1.23
SE 1124 7393	2.15	5.31
SE 1125 8503	0.19	0.46
SE 1124 6799	0.15	0.37
TOTAL	4.3	10.6

LOT 2	Hectares	Acres
SE 1124 5599	1.33	3.23
SE 1124 5992	1.27	3.13
SE 1124 6484	0.79	1.95
SE 1124 4297	1.14	2.81
SE 1124 5083	2.13	5.26
SE 1124 3295	0.75	1.85
SE 1124 3782	1.7	4.2
SE 1124 4476	0.24	0.59
SE 1124 2692	0.38	0.93
SE 1124 2879	1.53	3.78
TOTAL	11.26	27.8

LOT 3	Hectares	Acres
SE 1124 3065	1.97	4.86
SE 1124 3056	0.93	2.29
SE 1124 1853	1.09	2.69
SE 1124 0750	0.94	2.32
SE 1124 0154	0.67	1.65
SE 1024 9757	0.75	1.85
SE 1024 9730	1.53	3.78
SE 1024 9225	0.07	0.17
TOTAL	7.95	19.6

LOT 4	Hectares	Acres
SE 1024 9865	0.26	0.6
GRAND TOTAL	23.77	58.7

1. Grazing period

The land will be available for grazing or mowing once payment has been made and cleared through the bank in mid May 2009 for a period of 12 months.

2. Grazing/ Mowing Licence

The successful licensee will be required to sign a grazing/ mowing licence at the commencement of the agreement. A copy of the agreement is attached to these particulars.

3. Single Farm Payment

There are no single payment entitlements available with the land.

4. Inspection

The land can be inspected at any reasonable time of day providing the prospective licensee has a copy of these particulars to hand. All inspections are made at the prospective licensees own risk. The adjoining land is a working quarry and must not be entered.

5. Tenders

All best and final offers should be with Steer Ethelston Rural Ltd at The Estate Office, Deer Park Farm, Kermincham, Crewe, Cheshire, CW4 8DX by 12 noon on Monday 27th April 2009 on the attached form.

The owner of the land reserves the right not accept the highest or any other offer.

6. Payment.

The successful licensee will be expected to pay for the use of the land on the signing of the licence. Entry onto the land will not be allowed until payment has cleared at the bank.

7. Directions.

From Junction 25 M62 take A 644 towards Brighouse in Brighouse follow A 644 signposted Keighley, take the A 6025 signposted Elland, bear right onto Brook foot Lane, Sothowram, continue forward onto Church Lane, which goes into Cain Lane at the top of Cain Lane turn right into Law Lane and past Withinfields Primary School and then right into Common Lane, turn right at the first T junction onto Marsh Lane the land can be accessed from the unsurfaced Marsh Lane on the right.

Steer Ethelston Rural Ltd for themselves and for the owners of this land whose agents they are give notice that:

- *The particulars are set out as a general outline only of the intending Licensees and do not constitute part of an offer of contract.*
- *All descriptions are given in good faith but without responsibility and any intending licensees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.*
- *Any areas, measurements or distances referred to are given as a guide only and are not precise.*
- *Any plans are for the convenience of prospective licensees only its accuracy is not guaranteed. Reproduced from Ordnance Survey maps with permission of the Controller of HM Stationary Office.*

APPLICATION FORM

LAND AT MARSH FARMLANDS, SOUTHOWRAM, HALIFAX, WEST YORKSHIRE HX4 9TD AMOUNTING TO 58.70 ACRES (23.77) HECTARES OR THEREABOUTS) LAND FOR GRAZING/MOWING TO BE OFFERED IN FOUR LOTS.

Full name:.....

Address:.....
.....
.....

Telephone number:.....

Mobile telephone number:.....

Fax:.....

Proposed use of the land

.....
.....
.....
.....

Names and address of referee:

.....
.....
.....
.....

Your licence fee offer

Lot 1.....

Lot 2.....

Lot 3.....

Lot 4.....

(£ in pounds sterling for 12month period)

Please include any other relevant information on a separate sheet in support of your application.

To be completed and returned to Steer Ethelston Rural Ltd. The Estate Office, Deer Park Farm, Kermincham, Crewe, Cheshire CW4 8DX by 12 noon Monday 27th April 2009.

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