

RICHARD BROWN & PARTNERS

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

GRAZING 2017

LAND AT GRINDSTONE LAW MATFEN, NEWCASTLE-UPON-TYNE



**GRAZING LICENCE COVERING 128 HECTARES
(316 ACRES) OR THEREABOUTS**

**EXPRESSIONS OF INTEREST INVITED BY:
12 NOON, FRIDAY 3RD MARCH 2017**

The Office, South Bellshill, Belford, Northumberland, NE70 7HP
Tel: 01668 213 546
www.richardbrownandpartners.co.uk

The company is pleased to offer approximately 128 Hectares (316 Acres) of permanent pasture to let for summer grazing in 2017.

DESCRIPTION

The land varies in quality from good quality pastures and rig and furrow fields to the south to more marginal grazing land to the north. The land is well fenced and has the benefit of a sheep and cattle handling yard at the centre. The land is naturally watered.

Please note that with the exception of those fields which are too steep, all others are part of a strict management programme with all soil indices and lime being carefully monitored by the landowner and appropriate inputs applied to the land as they need them. As a result the land is in generally good heart.

LOCATION

See location plan attached. Access to the land should be taken from the Great Whittington to Ryal road.

TERM

20th March to 31st October (for cattle grazing) and 30th November (for sheep grazing). Mowing is not permitted unless by separate agreement.

PAYMENT TERMS

Half yearly in advance.

VIEWING

Strictly by arrangement with the Letting Agent - Tel: 01668 213 546.

CONDITIONS OF LET

1. The Owner reserves the right to carry out such agricultural activity as is required to keep the land in good agricultural and environmental condition ("GAEC"), and to ensure compliance with Statutory Management

Requirements (“SMARs”) and will remain responsible for and to control the land in terms of management, benefit and financial risk.

2. the Owner shall be the farmer and so the claimant and owner of entitlements to payment from the Basic Payment Scheme (BPS) and the Grazier shall make no claim under BPS over the Land.

3. The Owner shall continue to claim Entry Level Stewardship over the land and the successful Grazier must ensure he is familiar with and commit not to do any such act that may result in the Owner being in breach of his agreement. Note; Cattle are required to graze the north side (Fields 1,2 & 3)

4. Expressions of Interest must be made to Richard Brown & Partners, The Office, South Bellshill, Belford, Northumberland, NE70 7HP (Tel; 01668 213 546) either verbally or in writing by 12 noon on Friday 3rd March 2017. It is envisaged a tender process will then prevail for those interested parties.

IMPORTANT NOTICE

Richard Brown & Partners does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification.
- These particulars were prepared, and photographs used were taken in February 2017.
- These particulars are set out as a general outline only for the guidance for intending Graziers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise.
- Any plans may not be to scale and are for identification purposes only.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.



FIELD SCHEDULE (See Plan attached)

Field Number	Field Size (Approx.)	Land Use
1	81.2 Acres	Grazing Only
2	69.3 Acres	“
3	31.9 Acres	“
4	25.3 Acres	“
5	34.6 Acres	“
6	9.5 Acres	“
7	12.6 Acres	“
8	30.9 Acres	“
9	10.8 Acres	“
10	10.3 Acres	“
TOTAL	316.4 Acres	

