



# Voyce Pullin

Rural Property Agents



## **LAND AT BRIMSCOMBE STROUD, GLOUCESTERSHIRE, GL5 2TJ**

Approximately 34.08 acres of grassland suitable for  
cattle grazing available to let from  
1<sup>st</sup> April 2022 until the 31<sup>st</sup> October 2022 on a grazing licence.

**TO LET BY INFORMAL TENDER  
TENDER DEADLINE – FRIDAY 18<sup>TH</sup> MARCH 2022 AT 2PM**

**VIEWING STRICTLY BY APPOINTMENT – CALL FOR DETAILS**

Knights Farm, Shepperdine Road, Oldbury on Severn, Bristol, BS35 1RL

Tel: 01454 269486

[www.voycepullin.co.uk](http://www.voycepullin.co.uk)

## LAND AT BRIMSCOMBE, STROUD, GLOS, GL5 2TJ

**LOCATION:** The Grasskeep is located in the village of Brimscombe, Stroud, Glos set between Brimscombe and Besbury Common off of Knapp Lane and the south side of the River Frome.

**DIRECTIONS:** Exit Stroud on the A419 Cirencester Road (London Road) head out of Brimscombe and head south on Knapp Lane. The land is on your right (see map).

**ACCESS:** The access to the land is off of Knapp Lane, Nearest postcode is GL5 2TJ

**SERVICES:** The land is ring fenced and water is spring fed.

**SPORTING, TIMBER & MINERAL RIGHTS:** All sporting, timber and mineral rights are expressly excluded.

In particular it is to be noted that any shooting rights are expressly excluded during the term of the grazing licence agreement.

**BASIC PAYMENT SCHEME:** The licensor will continue to claim and the licensee must comply with all cross compliance whilst their livestock are on the property and must provide further information on request for both cross compliance and NVZ requirements.

**ENVIRONMENTAL SCHEMES:** The land is currently in Environmental Stewardship. Note the land cannot be mown and is for grazing only.

**VIEWING:** All potential licensee's can view with particulars in hand on attendance.

**TENURE & POSSESSION:** The pasture is to be offered by way of a Grazing License which will run from 1<sup>st</sup> April 2022 until the 31<sup>st</sup> October 2022. No exclusive possession of the land is granted under the terms of the License.

In making an offer for the grass you will be deemed to accept the terms of the License which are non-negotiable.

The successful applicant will be expected to sign the License Agreement and pay in full for the grazing prior to entry.

**METHOD OF LETTING:** The licence is offered by way of Informal Tender as a whole. All licence fee bids must be received by the letting agents Voyce Pullin by the tender deadline of **Friday, 18<sup>th</sup> March 2022 at 2pm** using the Tender Form provided (e-mail is acceptable).

**PLANS, AREAS & SCHEDULES:** These are based upon the Ordnance Survey and other data provided to the Licensors' Agents. This information is provided for reference purposes only. The Licensee(s) shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the letting or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given.

Important Notice: (to be read by all prospective purchasers):- Voyce Pullin hereby gives notice for the Licensor, whose agents they are and for themselves as follows: 1 These particulars are prepared for the guidance of intending licensees, intended to give a fair overall description of the property. 2 These particulars do not constitute or form part of an offer or contract. 3 Any prospective licensees must satisfy themselves by inspection, survey or otherwise as to the structural condition, general condition or working order of any buildings, fences, gates, services, equipment or other facilities forming part of the holding on offer and not to rely on any descriptions or information set out in these particulars as a statement of fact. 4 Descriptions, dimensions, reference to permission/user of the property or condition of same, whether set out in these particulars, on the plan, verbally or otherwise given, are given in good faith, believed to be correct. Intending licensees must however satisfy themselves and not rely on them as representations or statements of fact. 5 Any area measurements, dimensions or distances given are approximate only and must not be relied upon for any future use. 6 Where these particulars refer to a particular use of the premises this is not intended as a statement that any necessary planning, other consents or building regulations are in place and these matters must be verified by intending purchasers. 7 No responsibility will be accepted by Voyce Pullin or the licensor for any expense incurred by prospective licensees or their Agents. 8 Any information set out in these particulars, is given without responsibility on the part of the licensor or Voyce Pullin and no person in the employment of Voyce Pullin has any authority to make or give any statement, representation or warranty whatsoever, in relation to the property. (Details prepared .....