



**131.80 Acres of Sheep Grazing and / or Mowing
Land to Let
On Licence at Bottesford, Nottinghamshire**

**TO LET BY TENDER
BY 12 NOON 15TH MARCH 2024**

Tel: 01664 560181
www.shoulers.co.uk

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

GENERAL INFORMATION

LOCATION:

The land lies at Tittlemouse Hall, Muston, Bottesford and is shown edged red on the plan included within the particulars.

DESCRIPTION:

The land, 131.80 acres has been farmed and well maintained for many years by Michael & Joy Taylor. The land is let for the purpose of mowing and / or sheep grazing only. A schedule of the fields is shown below.

TENURE:

A grazing / mowing licence will be created for a fixed term from 1st April – 30th October 2024.

ACCESS:

Vehicular access is directly off the public highway from the A52 onto the Grantham Road.

Access is through the farm over the railway line. The successful entrant must adhere to legal requirements set by the trainline, to ring prior to crossing at all times.

Non-agricultural equipment can also pass under the railway bridge further west of the farm off the Grantham Road.

WHAT3WORDS:

///Bowls.Interviewer.Supper

RIGHTS OF WAY:

A footpath runs through fields 2448, 4608 & 2699.

SERVICES:

There are no available services.

TENDER:

All tenders should be forwarded to the agents (at the address given below) in a sealed envelope marked 'Tender for Bottesford' by 12 noon on 15th March 2024.

The tendered rent should be the amount payable per acre.

EASEMENTS, COVENANTS & WAYLEAVES:

We are not aware of any easements or wayleaves

VIEWING:

Strictly by prior appointment with the selling agents. Please see details on the final page.

PLANS:

The plans are Crown Copyright and for identification purposes only.

REQUIREMENTS:

The Landlord kindly asks that the incoming tenant:

- Cuts hedges before end of agreement
- Controls weeds & maintain spraying record.
- Spread a muck heap currently on the North of the land.
- Gates are locked when not on the land.

Considerations:

- Car boot every Sunday until 2pm (and Bank Holiday Mondays).

Schedule:

Schedule	Field	Size Hectares	Size Acres
SK8138	9498	9.42	23.28
SK8238	1877	5.71	14.11
SK8238	2699	11.04	27.28
SK8238	4167	2.01	4.96
SK8238	4982	2.63	6.50
SK8239	2448	9.85	24.34
SK8239	4608	8.10	20.01
SK8239	5817	4.58	11.32
TOTAL		53.34	131.80

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Photos



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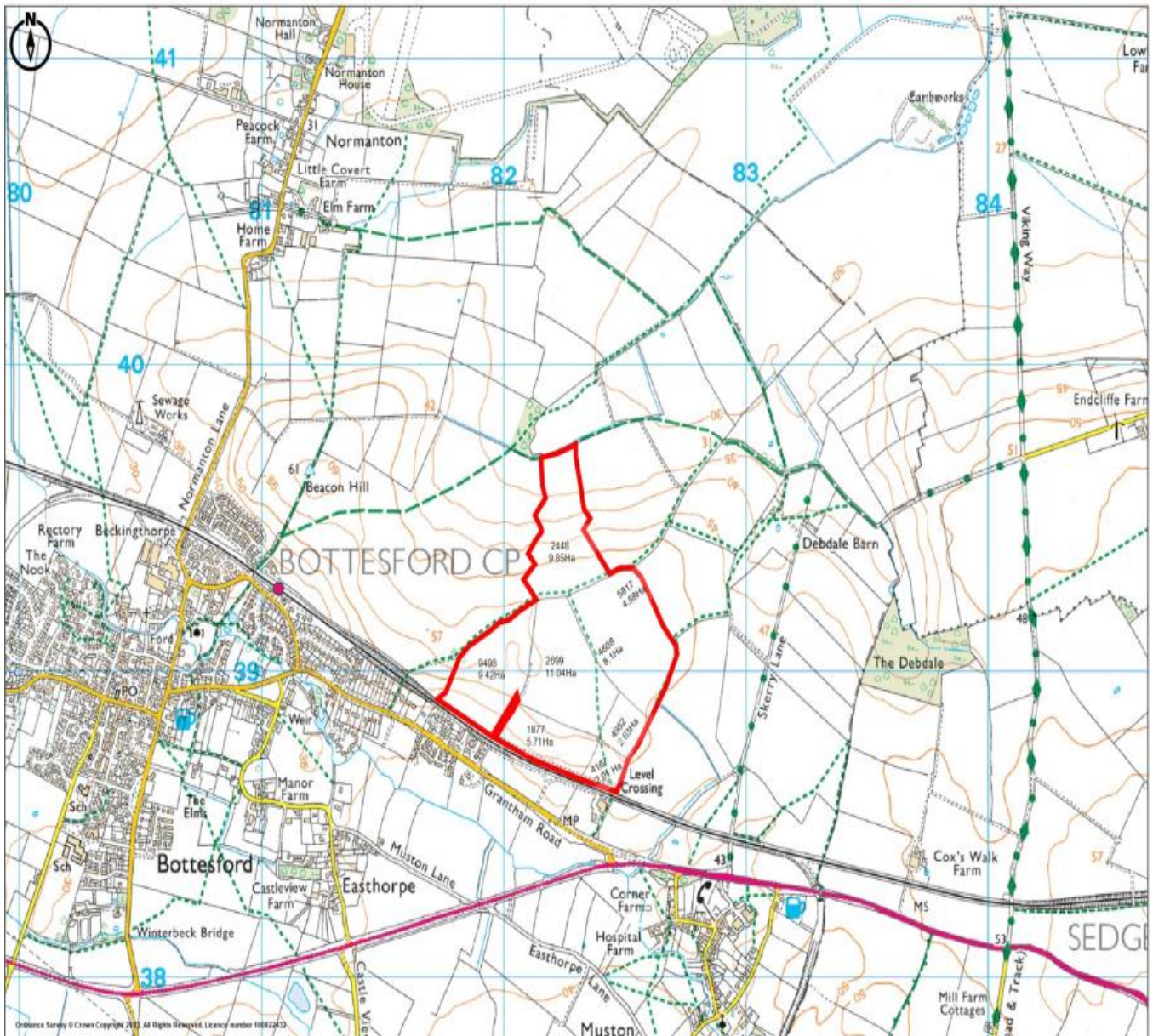
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PLAN



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