



**The Matford Centre, Matford Park Road, Exeter, Devon EX2 8FD
Tel: 01392 251261**

296 ACRES OF GRASS KEEP

**FOR SALE AT
WERRINGTON PARK, LAUNCESTON, CORNWALL**

On Instructions Received from T E Williams Esq

General Notes

1. Grass Keep is sold subject to our usual Conditions of Sale (unless otherwise stated) and all successful applicants will be required to sign and be bound by a "Licence for Grazing". A copy of the "Licence for Grazing" is available for inspection at Kivells office.
2. Some of the land has been entered into a Mid-Tier Countryside Stewardship agreement as a result of which the following will apply:-
 - (i) No fertilizer will be spread
 - (ii) The areas shown hatched **RED** on the attached plan must be un-stocked for a five-week period between 1st May and 31st July
 - (iii) During the term of the licence, the Landlord may direct drill red clover over parts of the land.

Further details are available from the letting agents.

3. The Landlord retains the right to do whatever work on the land he deems to be necessary by way of looking after the quality of the land, fertilising and reseeding the land and maintaining features such as hedges, fences, walls, gates and tracks in order to meet his cross-compliance and Countryside Stewardship obligations.
4. It is intended that the period of the Grass Let with the exception of "The Park" which expires on the 30th November 2025 will run to 31st October 2025.
5. The Vendor reserves the right not to accept the highest or indeed any tender.
6. Unless otherwise stated, all Lots are let for grazing only with either cattle or sheep. Those wishing to cut for either hay or silage should speak with the letting agents prior to submitting a tender.
7. Tender forms must be returned to the auctioneers, Kivells, The Matford Centre, Matford Park Road, Exeter, Devon EX2 8FD by **Thursday 10th April 2025 at midday** marked for the attention of Simon Alford.
8. Successful applicants will be required to pay 50% of the purchase price on commencement of the take with the balance due on the 29th September 2025, or at the termination of the license which ever is the earlier.
9. The park will need to be cleared of stock for the annual hill climb, which takes place at the end of April.



TENDER FORM

To be returned to the Auctioneers
FAO Simon Alford
Kivells
The Matford Centre
Matford Park Road
Exeter
Devon
EX2 8FD

By Midday on Thursday 10th April 2025

| | | | |
|---|---------------------|-------------|-----------------|
| LOT 1 – Grumfers Hill & Cricket Ham PLEASE NOTE THIS LOT MAY BE GRAZED WITH SHEEP ONLY | 27.89 acres | At £ | per acre |
| LOT 2 – East Drive Please note additional acreage | 72.44 acres | At £ | per acre |
| LOT 3 – Ham Mill | 28.28 acres | At £ | per acre |
| LOT 4 – Church Lane | 31.45 acres | At £ | per acre |
| LOT 5 – Reservoir | 26.29 acres | At £ | per acre |
| LOT 6 – The Park | 110.37 acres | At £ | per acre |

Signed

Trading as

Address

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Telephone

Werrington Park Grass Keep 2025

