



TENDER PACK

Land off Manchester Road, Sheffield To Let by Informal Tender

52.13 acres (or thereabouts) of grass and woodland
Located off Manchester Road, Sheffield S10 5AF

Available as a whole or in two lots
Offered on a 1-year Farm Business Tenancy



Bagshaws LLP
The Agricultural Centre
Agricultural Way
Bakewell
Derbyshire DE45 1AH

PARTICULARS

Directions

The land is located to the west of Sheffield, heading out towards the hamlet of Hollow Meadows, situated upon a popular road with good transport links. Lot 1 and Lot 2 are located opposite each other, either side of the A57, with both being easily accessible.

To locate the land, head west out of the centre of Sheffield upon the A57 Manchester Road, and continue to follow the road. With the garden centre on your left-hand side, continue along the straight for approx. 0.5 miles. Lot 1 can be found on your right-hand side via a private driveway, with Lot 2 on the left hand-side with roadside access.

Description

A total of circa. 52.13 acres (21.09 hectares) of grass and woodland, to the west of Sheffield city centre off the A57 Manchester Road, and offered as two lots, as shown coloured on the enclosed plan.

By way of summary:

Lot	Area (ac)	Coloured on Plan
1	c. 17.60	Red
2	c. 34.53	Blue

Lot 1 – is all down to permanent pasture, divided into multiple parcels and bounded by dry stone walling. The land is all suitable for grazing of livestock, with some fields suitable for mowing, and mostly in good heart with a gentle northerly slope. Access to Lot 1 is via a private driveway off the main road, of which a public footpath runs along. Lot 1 benefits from mains water in one of the parcels.

Lot 2 – is mostly all down to grassland, suitable for grazing, with approx. 6 acres block of grazable woodland. The land is mostly in good heart, and has roadside access to the northern block, with dry stone wall and post and wire boundaries. Internally it is divided into multiple paddocks. The southern block is accessed off Coppice Lane, a narrow public byway. A public footpath runs through the woodland. Some boundaries are in need of repairs, the successful tenant would be responsible for these works.

Inspection

Inspection of the land is permissible and advised during daylight hours subject to being in possession of this pack. Please park carefully and considerately.

Tenure

The land is to be let by way of a 1-year Farm Business Tenancy (FBT) commencing on the 25th March 2024. A sample of the proposed FBT is available upon request.

Rent

The rent will be payable in advance prior to occupation and commencement of the agreement/s.

All applications received will be acknowledged upon receipt.

Land

A plan of property is given below, with Lot 1 shaded in red and Lot 2 shaded in blue.

Assignment

The farming of the holding cannot be assigned to any third party, nor third party livestock on the holding.

Services

There is mains water available to Lot 1.

Costs

The successful applicant(s) will be required to pay £150.00 + VAT to Bagshaws LLP towards the preparation of the tenancy agreement for each successful lot.

Further Details

Please contact Zoe Jones at Bagshaws LLP for further details on (01629) 812777 or zoe.jones@bagshaws.com

TENDER FORM

LAND OFF MANCHESTER ROAD, SHEFFIELD
SUBJECT TO CONTRACT

To: Bagshaws LLP, The Agricultural Business Centre, Agricultural Way, Bakewell,
Derbyshire, DE45 1AH

I/We _____ Name(s)

Of _____ Address

Telephone No: _____ Mobile No: _____

Complete as appropriate:

HEREBY OFFER to rent (subject to contract) the property known as **Lot(s)** _____ as
described in the particulars prepared by Bagshaws LLP for a sum of-

£ _____

HEREBY OFFER to rent (subject to contract) the property known as **Lot(s)** _____ as
described in the particulars prepared by Bagshaws LLP for a sum of-

£ _____

I/We confirm as follows:-

1. I /We have read and understood the letting particulars.
2. I/We will tender a specific sum to reduce the likelihood of duplication.
3. I/We have inspected the property for which I/We have made an offer.
4. That the Landlord is not bound to accept the highest or any offer or any combination of offers.
5. I/We will undertake to pay the licence fee and Bagshaws fees upon the completion of the agreement

Signed: _____

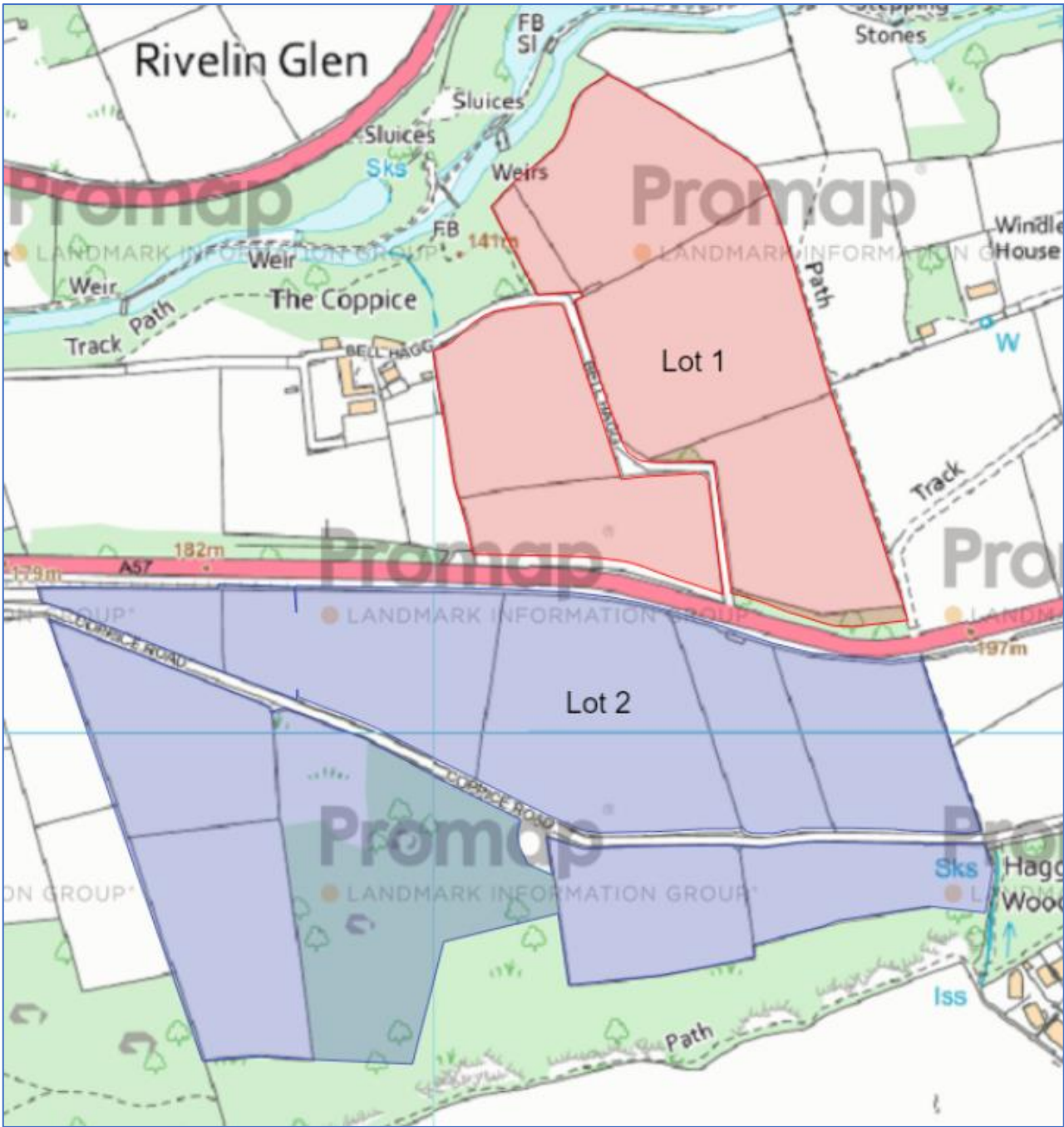
Dated: _____

Signed: _____

Dated: _____

- All tender envelopes to be marked **“TENDER – Land off Manchester Road, Sheffield”**
- Tenders to be received by no later than **12 noon on Thursday 29th February 2024**

Plan



Not to Scale – Shown for the Purposes of Identification Only

Location Plan

