



TENDER PACK

Land at The Meadows, Sheephill Road, Dore, Sheffield To Let by Informal Tender

75.43 acres (or thereabouts) of grazing and mowing pasture
at The Meadows, Sheephill Road, Dore, Sheffield

Available as a whole
Offered on a Grazing and Mowing Licence

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

PARTICULARS

Directions

The land is situated on the outskirts to the village of Dore and is accessed off various access points along Sheep hill Road and Long Line. The location of the land should be evident as per the attached plan.

What3words:///inspector.photos.basic

Description

Approximately 75.43 acres (30.52 hectares) of permanent pasture, suitable for both mowing and grazing purposes, offered as a whole, as shown on the enclosed plan. The fields that are not shaded RED on the enclosed plan are to be GRAZED ONLY.

The land is fully stockproof with walls and fences in excellent condition.

Boundaries

Whilst the Licensor will remain responsible for all field boundaries, the Licence will require the Licensee to make good and/or reimburse the Licensor for any damage caused by the Licensee or their stock during the Licence period.

Inspection

Inspection of the land is permissible however appointments to inspect should be made through Bagshaws LLP on the contact details provided in this document.

Tenure

The land is to be let by way of a Grazing and Mowing Licence running from 1st April 2026 to 30th November 2026. A sample of the proposed Licence is available upon request.

Licence

The Licence fee will be payable in one instalment upon commencement of the agreement.

Stocking

The land has previously been mown and grazed by sheep. Polled Sheep only are permitted to be grazed on the holding. The Licensor has requested that no heavy machinery is to be used on the land, however if the Licensee requires to bring large machinery, then low tyre pressures must be used. Applicants are required to provide further details outlining the nature and scope of their farming operations in the additional details section below.

Assignment

The Licence cannot be assigned to any third party, nor allow any third party livestock on the holding

Services

Mains water is available to the land and will be required to be paid for by the Licensee.

Costs

The successful applicant will be required to pay £150.00 + VAT to Bagshaws LLP towards the preparation of the Licence Agreement.

Further Details

Please contact Oliver Walker at Bagshaws LLP for further details on (01629) 812777 or

Oliver.Walker@bagshaws.com .

TENDER FORM

LAND at The Meadows, Sheephill Road, Dore, Sheffield
SUBJECT TO CONTRACT

To: Mr O Walker, 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 **Land off Sheephill Road, Dore**
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 at The Meadows, Sheephill Road, Dore, Sheffield”**
- Tenders to be received by no later than **12 noon on Thursday 18th March 2026**

Land at The Meadows, Sheephill Road, Dore
Not to Scale – Shown for the Purposes of Identification Only

