



LAND AT WEST NAB FARM, BOLSTERSTONE ROAD / WALKER EDGE, BRADFIELD, S6 6LJ
TO LET BY TENDER

Carter Jonas

LAND AT WEST NAB FARM

Two blocks of agricultural land made up of a mixture of moorland and grassland, extending to approximately 168.86 acres in total.

Lot 1 (outlined in red) extends to approximately 72.56 acres (29.36 hectares) in total, comprising 44.90 acres of moorland and 27.66 acres of permanent pasture.

Lot 2 (outlined in blue) extends to approximately 96.30 acres (38.97 hectares) in total, comprising 61.08 acres of moorland and 35.22 acres of permanent pasture.

The property is understood to be classified as Grade 4 / 5 under the Agricultural Land Classification and has historically been used for grazing and mowing in part. The underlying soil type is part of the Belmont, Wilcocks 1, and the Rivington 1 soil series, often associated with wet moorland habitats, dairy and stock rearing.

ACCESS

The property is accessed directly from the public highways. Please note, no access is available to Lot 1 via the gate in the southeastern corner, leading from the entrance associated with Swan Cottage.

TO RENT

The property is offered to rent as a whole or in separate lots, by tender. Interested parties should submit the tender form attached on or before 12:00 noon Friday 27th June 2025.

TENURE

The land is offered to let on a three-year Farm Business Tenancy. A copy of the proposed terms of tenancy are available upon request.

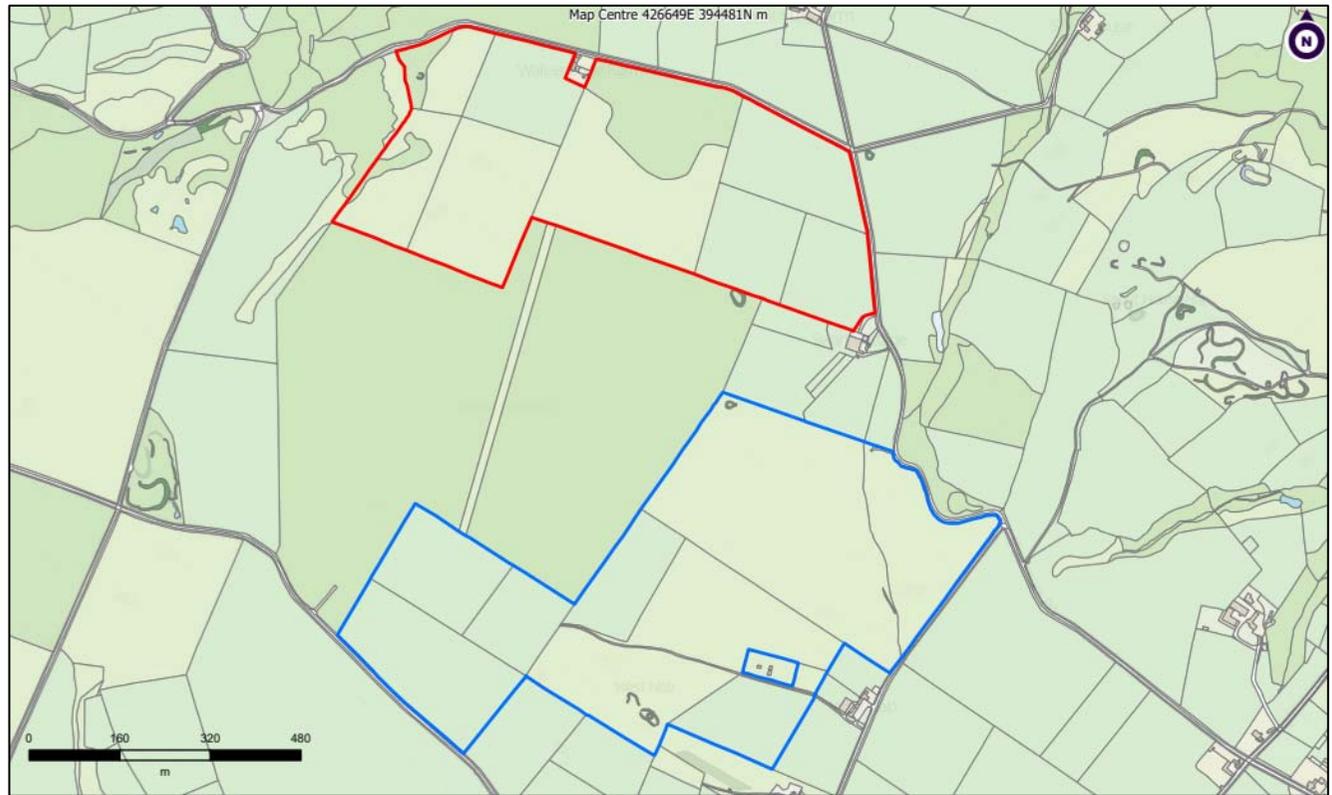
BOUNDARIES

The tenant will be responsible for maintaining the landlords stone walls and stock proof fencing.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

Both Lots 1 and 2 are crossed by a public footpath.

Payments in respect of easements and wayleaves are to be retained by the landlord.



HEALTH & SAFETY

Please take care when inspecting the property and be as vigilant as possible for your own personal safety.

VIEWINGS

Viewings by appointment only, please contact the letting agents on – 01904 558232.

WHAT3WORDS

Lot 1 ///united.since.items

Lot 2 ///leaned.result.plot



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IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

LAND AT WEST NAB FARM, BOLSTERSTONE ROAD / WALKER EDGE, BRADFIELD

**TO LET ON A THREE-YEAR FARM BUSINESS TENANCY
BY INFORMAL TENDER**

TENDER FORM AND CONDITIONS OF LETTING

Offers should be submitted to the Letting Agent (Beatrix Nicholson) no later than
12:00 NOON on FRIDAY 27th JUNE 2025
by email or post.

It is recommended that you contact the receiving office to ensure that your offer has been received prior to the closing date and time.

Your attention is drawn to the following Conditions of Letting:

- 1) All offers will be based on the Letting Particulars (or as may be varied by any further information which may be notified) and will be subject to contract under tenancy.
- 2) All offers are to be based on the proposed Farm Business Tenancy. An example agreement is available via email upon request (or as may be varied by any further information which may be notified) and will be subject to contract under tenancy.
- 3) All offers are to be expressed as a specific annual sum (annual rent) and shall be stated in Pounds Sterling. It is recommended to submit an uneven figure in order to avoid identical bids.
- 4) The name and address of your solicitor / agent who will deal with the contract (if necessary) should be supplied and the successful Offeror will be expected to complete contracts within 7 days of acceptance.
- 5) Offers will be reported to the Landlord immediately and we endeavour to respond to you as soon as possible confirming our client's decision.
- 6) The Landlord does not undertake to accept the highest or indeed any offer.
- 7) Offers made by email should be submitted under the subject heading with "LETTING OF LAND AT WEST NAB FARM, BRADFIELD"
- 8) Offers submitted by post should be within a sealed envelope with "LETTING OF LAND AT WEST NAB FARM, BRADFIELD" written in the top left-hand corner.

Offers should be completed and submitted on the form attached overleaf.

Carter Jonas

82 MICKLEGATE
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Beatrix Nicholson

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