



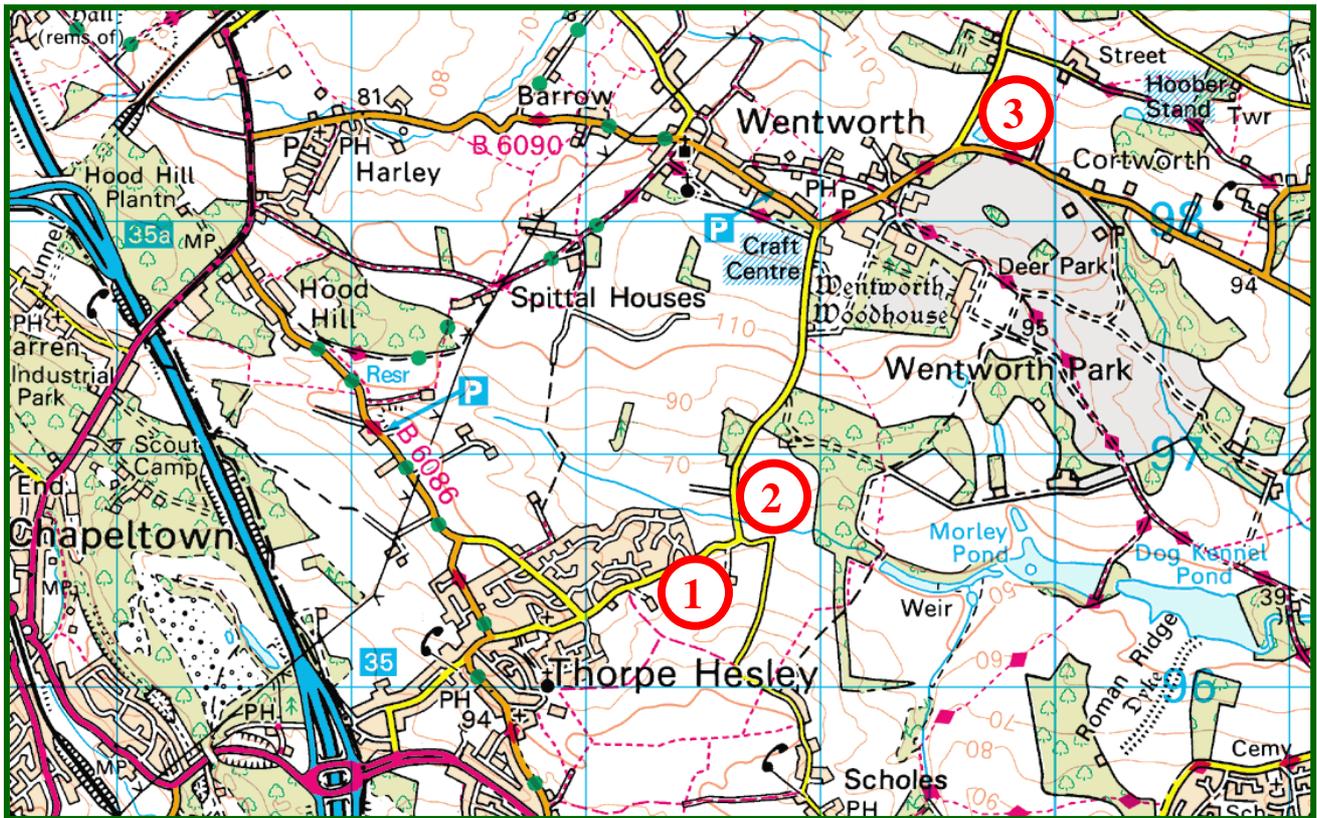
# Fitzwilliam Wentworth Estate

HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY

Estate Office • Wentworth • Rotherham  
South Yorkshire • S62 7TD  
Telephone 01226 742041 • Fax 01226 350292  
Email [office@wentworthestate.co.uk](mailto:office@wentworthestate.co.uk)  
[www.wentworthestate.co.uk](http://www.wentworthestate.co.uk)

## LAND TO LET

*Various parcels of grassland available in 2020*



### Terms:

The land will be let on the Estates standard grazing agreement on the following terms:

- Rent due monthly in advance (by BSO).
- Rent reviews at 3 yearly intervals (on long term lets)
- Sub-letting is strictly prohibited.
- Tenant to be responsible for maintenance of fences. Landlord will arrange for annual cutting of hedges where required.
- A draft agreement is available for inspection on request.

### Viewing:

Interested parties may view at own risk from main roads and public footpaths, unless otherwise stated below.

### Reservations:

All sporting and mineral rights.

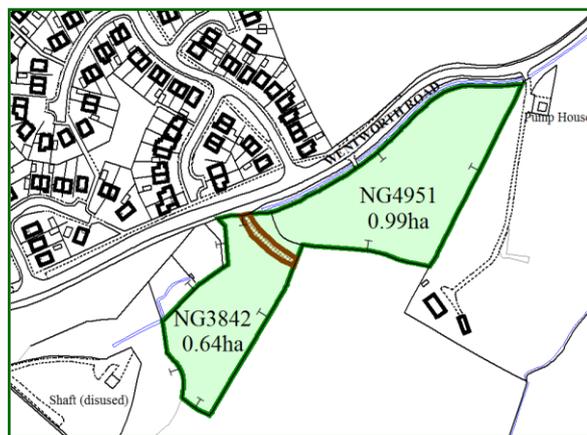
### Offers:

Applicants should complete the attached offer form, to be returned to the Estate Office or [ruth.battye@wentworthestate.co.uk](mailto:ruth.battye@wentworthestate.co.uk)

The Fitzwilliam Wentworth Estate gives notice (i) The particulars are set out as a brief outline only to indicate availability and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility. Any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of the Fitzwilliam Wentworth Estate has any authority to make or give any representation or warranty in relation to this property.

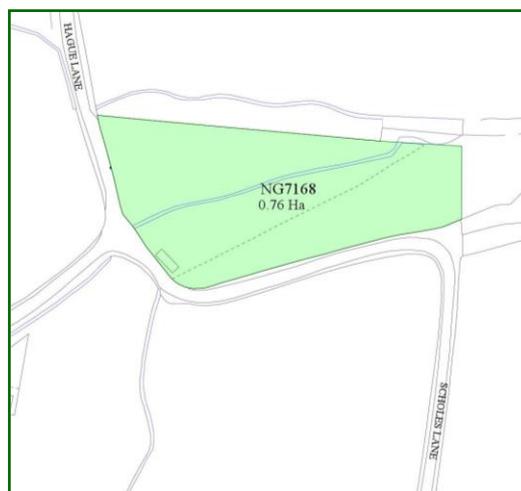
### Lot 1:

- 4.02 acres
- Available 1<sup>st</sup> July 2019
- Grazing restricted to 2-3 horses (unless forming part of a wider grazing rotation).
- Right of way reserved to adjacent land (coloured brown).



### Lot 2:

- 1.88 acres at the bottom of Hague Lane/Scholes lane
- Available 1<sup>st</sup> January
- Grazing restricted to 1-2 horses depending on proposed use/ grazing rotation.
- No shelters permitted.



### Lot 3:

- 0.6 acres Coaley Lane
- Available 1<sup>st</sup> January
- Grazing numbers restricted. May not be suitable for year round use.
- No field shelters permitted.
- Viewing by appointment only.



**Application Form**

This form should be returned to the Fitzwilliam Wentworth Estates at Estate Office, Clayfield Lane, Wentworth, Rotherham S62 7TD (alternatively provide the information requested to Ruth.battye@wentworthestate.co.uk).

**To: Fitzwilliam Wentworth Estates**

**Having read the particulars and inspected the land I offer to take the following parcel(s) of land at the following rent:**

Lot 1: £\_\_\_\_\_                       Lot 2: £\_\_\_\_\_                       Lot 3: £\_\_\_\_\_

**Full Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Tel No's:** \_\_\_\_\_

**Signed:** \_\_\_\_\_ **Date** \_\_\_\_\_

**Please give details below including:**

- Brief curriculum vitae, including details of previous landlords.
- Details of proposed use of the land (must include the number and nature of animals to be grazed).
- Any special/peculiar provisions.

*(continue on a separate page if necessary)*

**The Landlords do not bind themselves to accept the highest or any offer.**