

LETTING OF LAND IN NORTH CHESHIRE

173.97 ACRES (70.40 HA) APPROXIMATELY - IN FIVE LOTS

Farm Business Tenancy to commence on 1st October 2026 until 30th September 2029.

Applications and tenders by 12 noon, Thursday 10th September 2026.

TENDER INSTRUCTIONS

- 1.** Tenders must be received at the Agent's offices – Barbers Rural Consultancy LLP FAO Jonty Cliffe, Smithfield House, Smithfield Road, Market Drayton, Shropshire TF9 1EW, by 12.00 noon on Thursday 10 September 2026. The envelope should be sealed, marked "Lot [number(s)] Tender", and submitted in the form set out below. Alternatively, tenders may be submitted by email to j.cliffe@barbers-rural.co.uk, provided they are received before the deadline.
- 2.** The tender must be clearly written in figures and words showing the annual rent offered for each Lot tendered. Tenders may be submitted for individual Lots, any combination of Lots, or the whole.
- 3.** All those tendering must print their full name and address and provide a daytime telephone number, mobile number and email address.
- 4.** All those tendering will be deemed to have read and understood the letting particulars and the terms of the proposed Farm Business Tenancy. The successful tenderer will be required to enter into the Farm Business Tenancy in the form required by the Landlord.
- 5.** Brief details of the proposed cropping/use should be submitted with the tender. The land is available for grassland or cereal use only; potatoes and other root crops will not be permitted.
- 6.** Tenderers should provide details of any improvements they propose to undertake during the tenancy. Proposals demonstrating a commitment to improving the condition and productivity of the land will be considered favourably.
- 7.** The Tenant will be responsible for routine maintenance of the land, hedges, ditches, fences, gates and tracks included within the holding, with the full repairing obligations to be set out in the Farm Business Tenancy.
- 8.** The Landlord is under no obligation to accept the highest or any tender.
- 9.** All tenders must be for a whole unconditional sum
- 10.** Additional supporting information should be attached.

FORM OF TENDER

Letting of Land in North Cheshire

I/We (full names/business name):

Address:

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Post Code: Mobile Number:

Email Address:

I/We hereby tender the following annual rent(s), payable half-yearly in advance on 1 October and 1 April in each year:

Lot	Location	Area	Annual Rent Offered (£)	In Words
1	Foden Lane, Wilmslow, SK9 7TH	45.58 ac 18.45 ha	£	
2	Hough Lane, Wilmslow, SK9 2LH	36.92 ac 14.94 ha	£	
3	Prestbury Road, Wilmslow, SK9 2LL	76.99 ac 31.16 ha	£	
4	Gaintswood Lane, Congleton, CW12 2JG	12.25 ac 4.96 ha	£	
5	Astle Lane, Chelford, SK10 4TA	2.23 ac 0.90 ha	£	

Proposed Cropping / Use

Please provide brief details for each Lot tendered. Grassland or cereal use only.

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Proposed Improvements

Please provide details of any improvements proposed during the tenancy.

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I/We confirm that I/we have made the necessary inspection of the property and have read and understood the letting particulars and terms upon which the land is offered.

Signed:

Dated:

Print names of proposed Tenant(s):

PLEASE RETURN TO: Barbers Rural Consultancy LLP, FAO Jonty Cliffe, Smithfield House, Smithfield Road, Market Drayton, Shropshire TF9 1EW or Email: j.cliffe@barbers-rural.co.uk

BY NO LATER THAN 12 NOON ON THURSDAY 10 SEPTEMBER 2026