

GRAZING LAND

AT The Junction of Warrengate Road and Swanland Road

South Mimms, HERTFORDSHIRE



TO LET

On a 360 Day Licence

Approx. 0.4 ha (1 Acre)

**GRAZING LAND At The Junction of Warrengate Road and
Swanland Road**

These particulars are for the guidance of prospective Graziers. They do not constitute an offer or contract in whole or in part. While they are believed to be correct, prospective Graziers must satisfy themselves by enquiry, site inspection or otherwise as to the accuracy of these particulars.

DESCRIPTION: The grazing land amounts to approximately 0.4 ha (1 acre). Access to this land is obtained from Warrengate Road via a gate.

TERMS:

A 360 day Licence to graze this land is available on the principal terms set out below. The successful applicant will be required to enter into a new Licence before taking occupation of the land:

- Licence Fee -** Offers are invited for this Licence, **above £1,000 p.a. will be considered.** Offers should be made in writing by emailing to asset.management@hertsmere.gov.uk and must be received by **04/03/2024.** The Council will be under no obligation to accept the highest or any offer. The Licence fee is to be paid quarterly with the first being paid on the commencement of the license. The Licensee will be required to pay a contribution of £310 towards the Council's costs in preparing the Licence.
- User -** The grazing of horses or cattle will be permitted. In the case of horses, no more than four ponies will be permitted to graze on the land at any one time. The land is not to be used for livery.
- Repairs -** The Grazier will be responsible for maintaining the land and all fences, hedges, gates, ditches and water courses in a good and stockproof condition.
- Improvements -** No buildings will be permitted to be erected on the land whether temporary or permanent without first obtaining the councils written consent.
- Assignment -** The Licence will be personal to the Grazier who shall not in any way assign it to or share it with another party.
- Outgoings -** The Grazier will pay all outgoing which occur through his/her use of the land.
- Termination -** The Licence may be terminated by the Grazier or the Council on the service of three months' notice in writing.

To arrange a viewing or for further details regarding this property please contact:-

e-mail: asset.management@hertsmere.gov.uk



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