

GRAZING LAND OFF CLOUGH BANK, MASBROUGH, ROTHERHAM. S61 1TD



VACANT & TO LET

**2.38 ACRES OF GRAZING LAND
OFFERS AT OR ABOVE £1,200 PER ANNUM**

RENTAL INCENTIVES AVAILABLE

**Expressions of Interest
Invited**

Riverside House, Main Street, Rotherham, S60 1AE

Fax: 01709 374690

Website: www.rotherham.gov.uk/sales

email: angie.allen@rotherham.gov.uk

Contact: Angie Allen

Tel: 01709 254049

Follow us on Twitter @
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Location

The site is located off Henley Rise, Masbrough, Rotherham, approximately 0.5 miles from Rotherham town centre and 3 miles from Junction 36 of the M1.

Description

The site comprises approximately 2.38 acres of grazing land as shown edged green on the attached plan. Vehicular access to the site is provided directly off Henley Rise. Some work is required to bring the land up to a suitable standard for grazing; therefore a viewing is strongly advised before placing an offer. The land is being offered in it's current condition, no works will be undertaken by the Council prior to letting.



Measurements

Approximately 2.38 acres / 9,632 m² or thereabouts.

Water Supply

There is currently no water supply to the land. The tenant will therefore require a bowser or similar. However, access to water can potentially be supplied at the discretion and through agreement directly with the Allotment society at a rate to be agreed by both parties. Interested parties are therefore advised to make their own enquires with the Allotment society prior to submitting an offer.

Terms

- Offers are invited at or above £1,200 per annum exclusive of all other outgoings. Rental incentives are available to reflect the work that is required to bring the land up to a suitable standard for grazing.
- The land held under a 364 day grazing Licence Agreement to allow a person to access the land to graze their horses and ponies only, with a maximum number of 3 horses allowed to graze on the site at any one time. No vicious or dangerous animals or stallions are permitted.
- Offers are to be made by submitting an offer on the official offer form, using the official offer envelope, which is to be submitted to the Estates Manager, Asset Management, 2nd Floor Wing C, Riverside House, Rotherham. S60 1AE.
- The successful applicant will be required to sign Heads of Terms within 5 working days of their offer being accepted. If not signed within the allotted time frame, the council reserve the right to withdraw the offer.

- The tenant will be responsible for all maintenance of the land and provide and maintain appropriate fencing. The use of a post and rail fence will be required to ensure the boundary is stock-proof, unless the tenant provides a suitable alternative to a specification approved by the landlord. The agreement prohibits, the land being used in connection with any trade/business.

There is potential for immediate renewal, subject to mutual consent going forward

Planning

If required the Tenant shall obtain any necessary planning permission for grazing purposes which may be required.

Health & Safety

Rotherham Council does not accept responsibility for personal injury of any kind. Care must be taken at all times whilst viewing the site.

Further Details

This land can be viewed at any time. For further information please contact: Angie Allen

Tel: 01709 254049

Fax: 01709 374690

E-mail: angie.allen@rotherham.co.uk

Terms and Conditions

The Council hereby gives notice that:

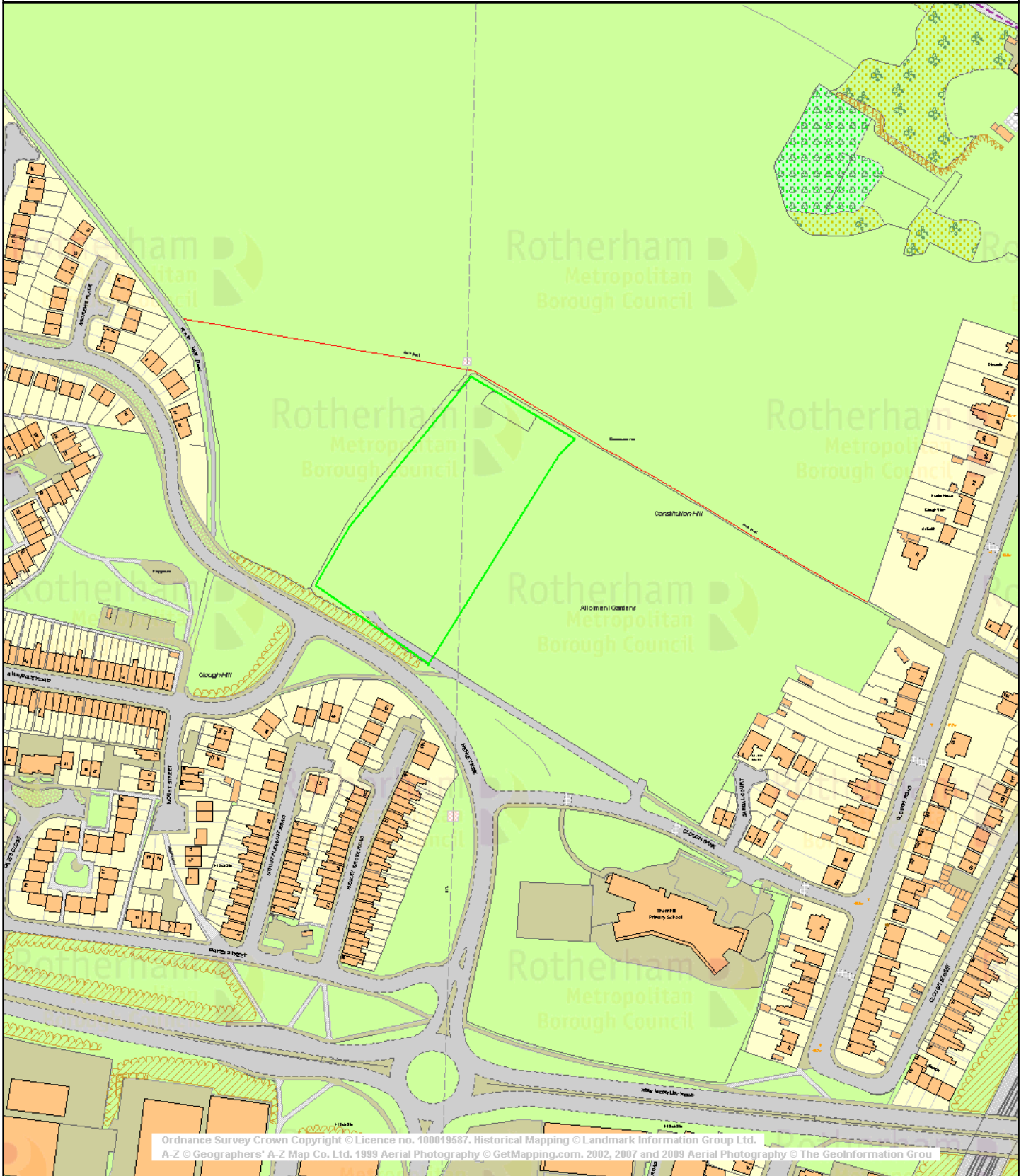
These particulars are set out as a general outline for guidance of intended purchasers/tenants and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and any other details are given without responsibility. Any intending purchasers/tenants should not rely on them as statements or representative of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Neither the Council, nor any of its officers, has any authority to make or give any representations of warranty, whatever in relation to this land/property.

Asset Management, Riverside House, Main Street, Rotherham S60 1AE

Clough Bank



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Scale 1/2777 Date 14/1/2016

Centre = 441698 E 393425 N

<i>FOR OFFICE USE ONLY</i>	
Opened by	
Date	
Witnessed by	

REGENERATION & ENVIRONMENT

CORPORATE PROPERTY UNIT

OFFER FORM

GLS2 - GRAZING LAND LOCATED OFF CLOUGH BANK, MASBROUGH, ROTHERHAM, S61 1TD

Name : _____

Address : _____

Postcode : _____

Telephone :

Please complete the proposal overleaf in support of your application.

I confirm my interest in the above grazing land to be held on a 364 day grazing licence at a rental of £..... per year (**offers at or above £1,200 per annum**)

Declaration: To the best of my knowledge, I am not related to any elected Member or Senior Officer of the Council.

Signed Date

Proposal in support of your application

Evidence of previous experience of holding and managing horses and ponies	
Explain this on the basis that the reader knows nothing about your previous experience and needs to be convinced that you are capable and have relevant, necessary experience including passports in accordance with the Horse Passport (England) Regulations 2004	
Evidence of Animal welfare	

<p>Please provide evidence of how you intend to adhere to welfare standards and take responsibility for horse welfare, paying particular attention to the five freedoms set out in The Animal Welfare Act 2006 which enshrines a 'Duty of Care'.</p> <p>The Five Freedoms are:</p> <ol style="list-style-type: none"> 1. Freedom from hunger and thirst 2. Freedom from discomfort 3. Freedom from pain, injury and disease 4. Freedom to express normal behaviour 5. Freedom from fear and distress 	
<p>Evidence of membership of horse associations etc.</p>	
<p>Please provide evidence of any horse local clubs or societies such as the British Horse Society etc. that you are a member of</p>	
<p>Proposed grazing facilities</p>	

Offer Enclosed : DO NOT OPEN

Submit to: Estates Manager
Corporate Property Unit
Riverside House
2nd Floor Wing C
Rotherham
S60 1AE

File Ref **MR/GLS2**

<i>FOR OFFICE USE ONLY</i>	
Date Received	
Time Received	
Received by	

Cut around the dotted line and stick this label to your envelope

The envelope shall not bear any name or mark indicating the sender, as your offer may be invalidated and not considered.

Equalities Monitoring

To help us make sure that the services we provide are fair to everyone in Rotherham we would like to ask you some additional questions.

By answering these questions you will help the Council to identify gaps in its service provision, target resources more effectively, and establish who our customers are.

Any answer you give is strictly confidential. Thank you for your assistance.

Q1 Are you?
 Male..... Female.....

Q2 Do you consider yourself to be disabled?
 Yes..... No.....

Q3 If you answered yes to the above question, and if you wish, please tick as many boxes below that you consider applies to you:
 Physical or mobility impairment..... Learning disabled person.....
 Sensory impairment (hearing, vision or speech)..... Non-visible condition such as epilepsy or diabetes.....
 Mental health service user.....

Q4 What is your age?
 Under 25..... 35 to 44..... 55 to 64.....
 25 to 34..... 45 to 54..... 65 or older.....

Q5 How would you describe your ethnic origin (please tick only one box)

White British..... <input type="checkbox"/>	White Irish..... <input type="checkbox"/>	Other White Background..... <input type="checkbox"/>
Black or Black British Caribbean..... <input type="checkbox"/>	Black or British Black African..... <input type="checkbox"/>	Other Black Background..... <input type="checkbox"/>
Chinese..... <input type="checkbox"/>	Yemeni..... <input type="checkbox"/>	Other Ethnic Background..... <input type="checkbox"/>
Asian or Asian British Indian..... <input type="checkbox"/>	Asian or Asian British Pakistani..... <input type="checkbox"/>	Asian or Asian British Bangladeshi..... <input type="checkbox"/>
Asian or Asian British Kashmiri..... <input type="checkbox"/>	Other Asian Background..... <input type="checkbox"/>	Dual Heritage Black Caribbean & White..... <input type="checkbox"/>
Dual Heritage Black African & White..... <input type="checkbox"/>	Dual Heritage Asian & White..... <input type="checkbox"/>	Other dual heritage..... <input type="checkbox"/>
Gypsy/Roma..... <input type="checkbox"/>	Irish Traveller..... <input type="checkbox"/>	Other Gypsy or Traveller background..... <input type="checkbox"/>
Decline to answer..... <input type="checkbox"/>		

Please tell us what other White Background

Please tell us what other Black Background

Please tell us what other Ethnic Background

Please tell us what other Asian Background

Please tell us what other Mixed Race Background

Q6 Please indicate if you are from one of the following EU accession Countries?

Bulgaria..... <input type="checkbox"/>	Lithuania..... <input type="checkbox"/>
Czech Republic..... <input type="checkbox"/>	Poland..... <input type="checkbox"/>
Estonia..... <input type="checkbox"/>	Romania..... <input type="checkbox"/>
Hungary..... <input type="checkbox"/>	Slovakia..... <input type="checkbox"/>
Latvia..... <input type="checkbox"/>	Slovenia..... <input type="checkbox"/>

Thank you for completing this form. The information provided will help us to improve our services to you and others in Rotherham.