

## 52 ACRES (21.04 HECTARES) OF PRODUCTIVE GRASSLAND AVAILABLE FOR 2023 SEASON WARBURTON, LYMM

- ✓ LAND OFF TOWNFIELD LANE  
(B5159)  
WARBURTON  
LYMM  
WA13 9SR
- ✓ AVAILABLE IN 1 LOT
- ✓ GOOD VEHICULAR ACCESS
- ✓ ANNUAL MOWING LICENCE  
FOR 2023
- ✓ AVAILABLE VIA INFORMAL  
TENDER – TENDER DATE –  
WEDNESDAY 19<sup>TH</sup> APRIL -  
12:00



## LOCATION

The land at Warburton, Lymm is conveniently located off Townfield Lane (B5159), with four access points.

## DESCRIPTION

The land totals 52 acres (21.04 Hectares) and is down to temporary grass. The Italian rye grass was sown in October 2022. The land has had 40 units of nitrogen applied in March.

The land is classified as Grade 2 and is not designated as a Nitrate Vulnerable Zone.

The land is to be for mowing purposes only. The land is to have no slurry, dirty water or muck applied.



## AGREEMENT

The land is available for the 2023 growing season from 1<sup>st</sup> May – 30<sup>th</sup> September on a mowing licence.

The licence fee is to be paid on 50/50 basis due 1<sup>st</sup> May 2023 and 1<sup>st</sup> July 2023.

## TENDER

Please email [tom@selbyrural.co.uk](mailto:tom@selbyrural.co.uk) for a copy of the informal tender form. The informal tender date is 12:00 on Wednesday 19<sup>th</sup> April 2023.

The informal tender forms are to be submitted via email only.

Please note neither the highest nor any tender will necessarily be accepted.



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**SELBY RURAL**

## PREVIOUS CROPPING

- ☞ 2022 – maize
- ☞ 2021 – winter barley
- ☞ 2020 - wheat

## VIEWINGS

The land can be viewed at any time on the basis you have a set of particulars with you, in digital format or hard copy.

