

GRASSLAND TO LET

**Available in One Lot for an Initial
Twelve Month Term**

**Approximately 12.52 acres (5.07 hectares) of land
situated at Woodstock Lane South, Claygate,
Elmbridge Borough**

**TO LET BY INFORMAL TENDER
CLOSING AT 12 NOON ON
THURSDAY 26TH FEBRUARY 2026**

LAND AT WOODSTOCK LANE SOUTH, CLAYGATE

INTRODUCTION

Bruton Knowles Ltd are delighted to have been instructed to offer approximately 12.52 acres of land on a initial 12 months Common Law Tenancy from 1st March 2026 for private grazing purposes. The land is held within two parcels and let under one lot. Agreement intended to be renewed for future seasons.

CROPPING

The land is permanent pasture and available for private grazing purposes for horse / livestock grazing or for amenity purposes. There is a field shelter on site which is available for use and should be maintained throughout the duration of the term.

ENVIRONMENTAL SCHEMES

The Tenant is not allowed to enter any Environmental Schemes.

FIELD SIZES

The bids should be made on a per acre basis.

OCCUPANCY AND TERM

The occupancy will commence from 1st March 2026 and will terminate on 28th February 2027. The rent will be payable on the equal half yearly instalments in advance commencing on the 1st March 2026. Rent payment days will be 1st March and 1st September in each year of the term.

VIEWING

Viewing may take place at any reasonable time with these Particulars.

THE LAND

The land is situated across two parcels within one lot with all the land is laid to permanent pasture and has been grazed with horses. There is water available in field water troughs, and a field shelter for use.

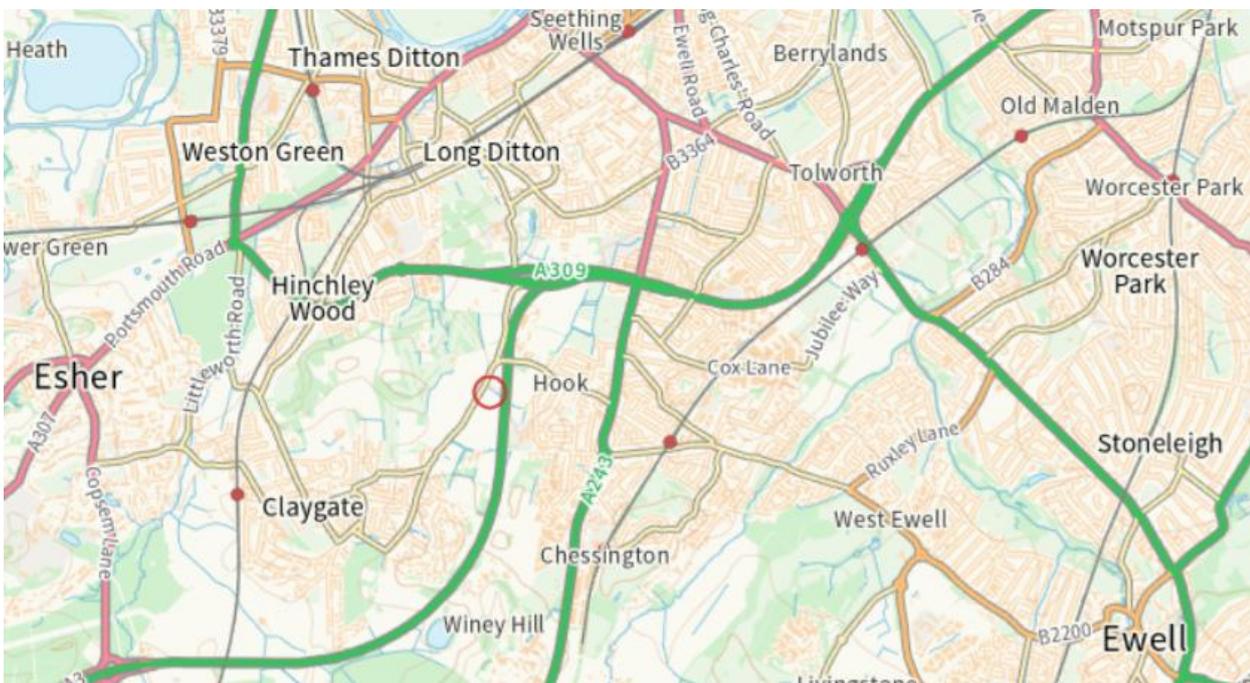
DIRECTIONS

The land is accessed off Woodstock Lane South and immediately adjacent to the North carriageway of the A3. Leave Chessington on Hook Road, head North, turn left onto Clayton Road and proceed over the A3, around the corner and the land will be immediately on the left, accessed through roadside gateways. Agents 'To Let Boards' will be at the gateway.

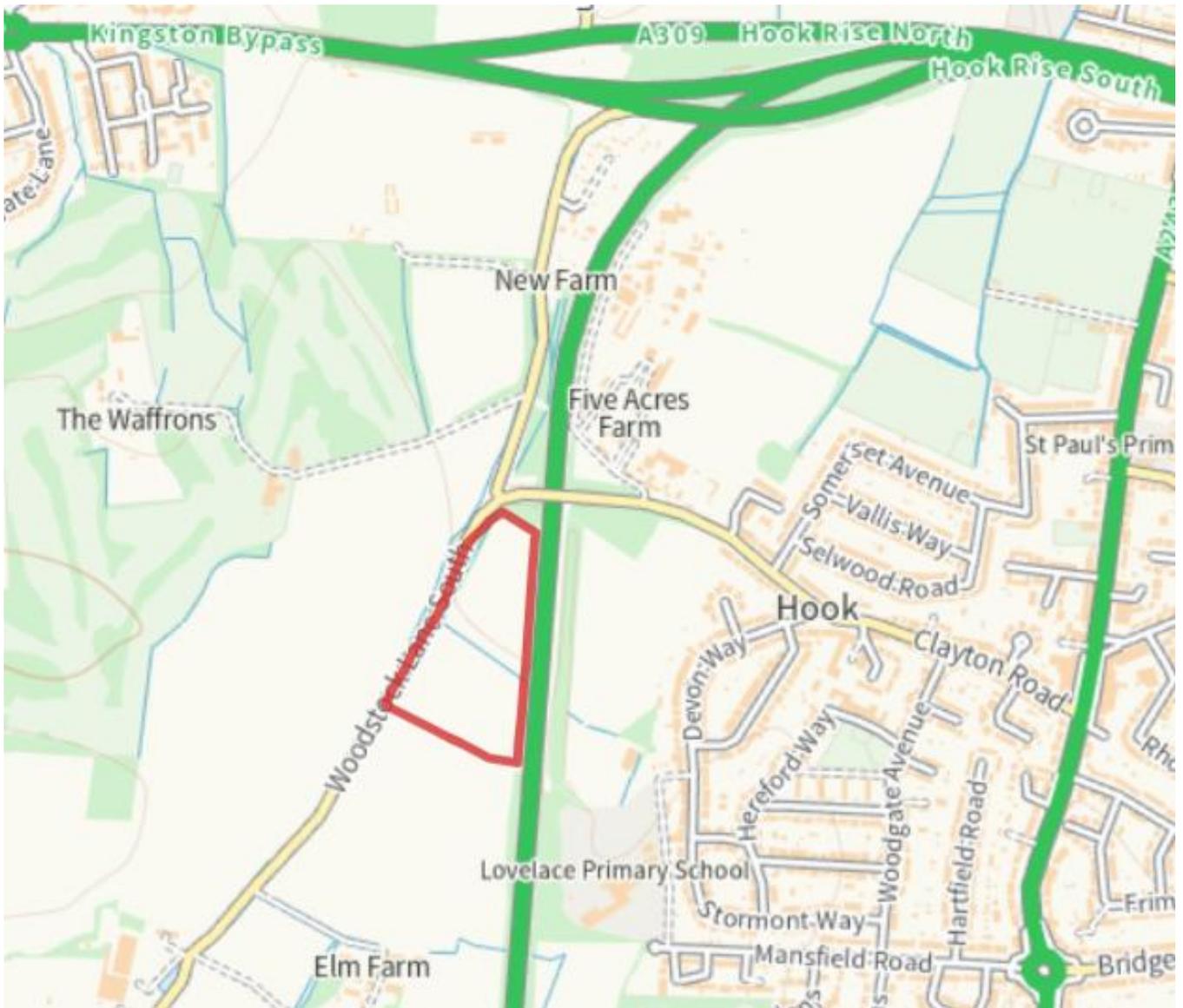
FURTHER INFORMATION

For further information please contact Hannah Morgan on 01568 610007 or 07917 658106
Email: hannah.morgan@brutonknowles.co.uk

LOCATION PLAN



PLAN AND PICTURES OF THE LAND



CONDITIONS OF LET

1. All tenders must be submitted in writing to **Hannah Morgan** at Bruton Knowles, Easters Court, Leominster, HR6 0DE Tel: 01568 610007 or 07917 658 106 ~ Email: hannah.morgan@brutonknowles.co.uk. Tenders must arrive at the above office **NO LATER THAN 12 noon prompt** on **Thursday 26th February 2026** and should be marked **Tender ~ "Land at "WOODSTOCK LANE SOUTH"**
2. Please note that, where appropriate, Purchasers may suggest Special Terms or variances to the Contract. *(Please bear in mind these may affect the decision of the Vendor).*
3. The Vendors do not have to accept the highest or any Tender for each Lot respectively.
4. The Tenant shall be required to insure their stock against damage and loss. The Vendor shall accept no responsibility whatsoever for any loss, or damage caused due to the occupancy of the land.
5. The Tenant shall be responsible for any damage to the Landlord's property caused during the occupation, accidental or otherwise, including gates, posts, fences, hedges, drains, roads, etc., and the Purchaser will make good any damage at his expense.
6. The Tenant shall take all reasonable steps to avoid pollution or nuisance from acts of husbandry and shall be responsible for any damages or third party claims.
7. The Purchaser agrees to pay the agreed rent at the times specified in the Tenancy Agreement. Failure to do so may lead to penalty payments or forfeiture of the Lot(s). The Purchaser shall also be responsible for any shortfall on a re-rent, (including costs and commission), but shall not be entitled to any surplus.
8. The License Fee will not be subject to VAT.
9. If there is a footpath that crosses the land then it is the Tenant responsibility to keep this open.
10. The Purchaser agrees to leave the land in good heart and in a state fit to replant by the Vendors, (or his Agents) thereafter.
11. In the event of non-payment of rent as per the agreed time-scales, the Vendors shall reserve the right to recover the loss of license fee and any other reasonable expenses, including legal costs.
12. All Tenderers will be notified in writing within **SEVEN DAYS** of the closing date. Successful Purchasers will be required to pay the half yearly rent in advance on the specified days throughout the Term with the first payment due by 1st March 2026.
13. Unless stated otherwise, **ALL** field sizes given are **GROSS** area and Purchasers should satisfy for themselves the area available to be planted, and therefore tender on this basis, except specific areas identified in the particulars, which will be deducted.
14. The land is available from **1st March 2026** terminating on the **28th February 2027**.
15. The Licensee will be required to keep the road gate shut.
16. If a silage or hay cut is taken the Tenant shall be required apply fertiliser to replenish soil fertility.
17. The Landlord will reserve a Right of Way across all of the land at all times.
18. No entire males (stallions, bulls) to be grazed on the land.

FORM OF TENDER

LAND AT WOODSTOCK LANE SOUTH, CLAYGATE

(To be completed in CAPITALS save for the signature(s))

SUBJECT TO CONTRACT

To: **Messrs Bruton Knowles Ltd, of “Easters Court, Leominster, HR6 0DE”**

I/We

of

Postcode.....

Telephone..... Email.....

Mobile.....

Signed: Dated.....

Description	Tender Bid per Acre
12.52 ACRES	£

Proposed Use:

I/We understand this is a legal document and if the offer is accepted will require the signature of the parties on various Agreements.

Witness: ~

Name:

Address:.....

Postcode..... Telephone.....

Email..... Mobile.....

Signed: Dated.....

Mark Tender document

“TENDER – LAND AT WOODSTOCK LANE SOUTH”

and return to

Bruton Knowles Ltd, Easters Court, Leominster, HR6 0DE

or by Email: hannah.morgan@brutonknowles.co.uk

(please ensure you have confirmation that the email has been received prior to Tenders Closing)

No Later than 12 NOON on THURSDAY 26th FEBRUARY 2026