



GOVERNMENT OF BERMUDA
Ministry of Public Works

Department – Public Lands and Buildings

**LEASE
By Informal Tender
ARABLE LAND, SOUTHLANDS PARK, SOUTH ROAD, WARWICK
TENDER FOR LEASE**



Lot #1091

Unconditional offers are invited

**OFFERS TO BE SUBMITTED BASED ON THE ATTACHED TERMS &
CONDITIONS OR OFFER DETAILS BY 3.00PM ON
FRIDAY 20TH SEPTEMBER 2019**



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Location.	The Land is located within Southlands Park, Warwick on South Road, which provides direct access to the land.
Description.	<p>The Land had previously been cultivated but had been left fallow for some years now. Preliminary land clearance works has been undertaken and the prospective lessee shall be required to carry out some preparatory works to get the land ready for growing crops. It is comprised of 1.2 acres</p> <p>The attached plan shows the location of the Land</p>
Tenure.	Leasehold – A minimum term of 5 years, with option for renewal
Plan	<p>The Land is numbered 1091 and edged red on the attached plan no. 5510046561.</p> <p>The plan is for identification purposes only.</p>
Planning / Agricultural / Environmental / Health Controls	<p>The site is zoned as part of a National Park and for farming purposes. Therefore any proposed works on the Land would be considered as such by Parks Department/National Parks Commission and shall also be subject to Planning / Agricultural / Environmental / Health control requirements.</p> <p>Enquiries should be made with the respective authorities for necessary compliance regulations relating to proposals made to the landlord for consideration.</p>
Leasing Agreement	A standard Government leasing agreement for Arable Land will be used. The lease agreement shall be based on the Government's usual lease provisions, considering the proposed farming practice to be carried out by the prospective Lessee in return for a rent to be proposed and agreed.
Costs	<p>Lessee shall be fully responsible for all preparatory works to the land and all necessary services suitable for the proposed farm use.</p> <p>Irrespective of the amount of works the prospective lessee would propose to carry out and the level of rental, the lessee shall be responsible for any cost of insurance for the Farmland and any additions (where necessary).</p>



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Offers.	<p>The offer conditions are set out in the attached 'Invitation to Tender', under Part II, Part III and Part V. It is recommended that bidders read these carefully and possibly consult with their solicitor before making an offer.</p> <p>All offers should be submitted on the enclosed offer form by <u>3:00 PM ON FRIDAY 20TH SEPTEMBER 2019.</u></p> <p>Bidders are to provide details of their proposed rent, farm use and their funding arrangements together with any other additional details or information they consider to be important or appropriate to assist in the consideration of their proposal.</p> <p><u>RESERVED RENT: \$1,000.00 per acre</u></p>
Disclaimer	<p>These particulars as supplied by the Estates Services of the Department of Public Lands & Buildings/Government of Bermuda are set out as a general outline only for the guidance for the cultivation of the land and for intending leasing arrangement. The Particulars do not constitute any part of an offer or contract. Details are provided without any responsibility or indemnity, and any intending lessees or third parties should not rely on them as statements or representations of fact, but as merely providing information as a guide. Bidders must satisfy themselves by inspection and necessary survey as to the correctness of each of the information provided and suitability of the land for the proposed/intended use.</p> <p>We have not carried out soil test nor survey and any detailed investigations on the land.</p> <p>Tenure details cannot have their accuracy guaranteed for intending lessees and are therefore given as a guide only and for further negotiation purposes. These should be checked and confirmed by bidder's surveyors/solicitor prior to completing any associated agreement.</p> <p>No person in the employment of the Estates Services/Department of Public Lands & Buildings of the Government of Bermuda has any authority (in their own right) to make any representation or warranty whatsoever in relation to the property and request for proposal.</p>
Conditions of Leasing.	<p>All offers and any subsequent negotiations shall be subject to contract. The acceptance of any offer will be subject to approval of the relevant Government Department/Ministry.</p> <p>The enclosed 'Terms & Conditions' shall be used as the basis for the</p>



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	leasing arrangement.
Further Enquiries & Viewings.	<p>The land is available to be viewed/inspected by interested parties at their will.</p> <p>Any visit/inspection that will involve any digging for soil test and bringing any machinery on the land must be by arrangements with Estates Services, Department of Public Lands & Buildings.</p> <p>In addition to interested parties' own site visits/inspections, there will be <u>ONLY ONE SCHEDULED VIEWING DATE</u> when any specific queries relating to the site and tender could be discussed. Prospective parties are also free to request and make special arrangements for any other site meeting and, or discussions on any queries.</p> <p>THE SCHEDULED VIEWING DATE IS FRIDAY 23RD AUGUST 2019 (10:00AM TO 3:00PM)</p> <p>The contact details for further enquiries and site visit/viewing arrangements:</p> <p>Name: Kofi Agyakwa-Duodu Email; kagyakwa-duodu@gov.bm Mobile: +1 (441) 5010452</p>