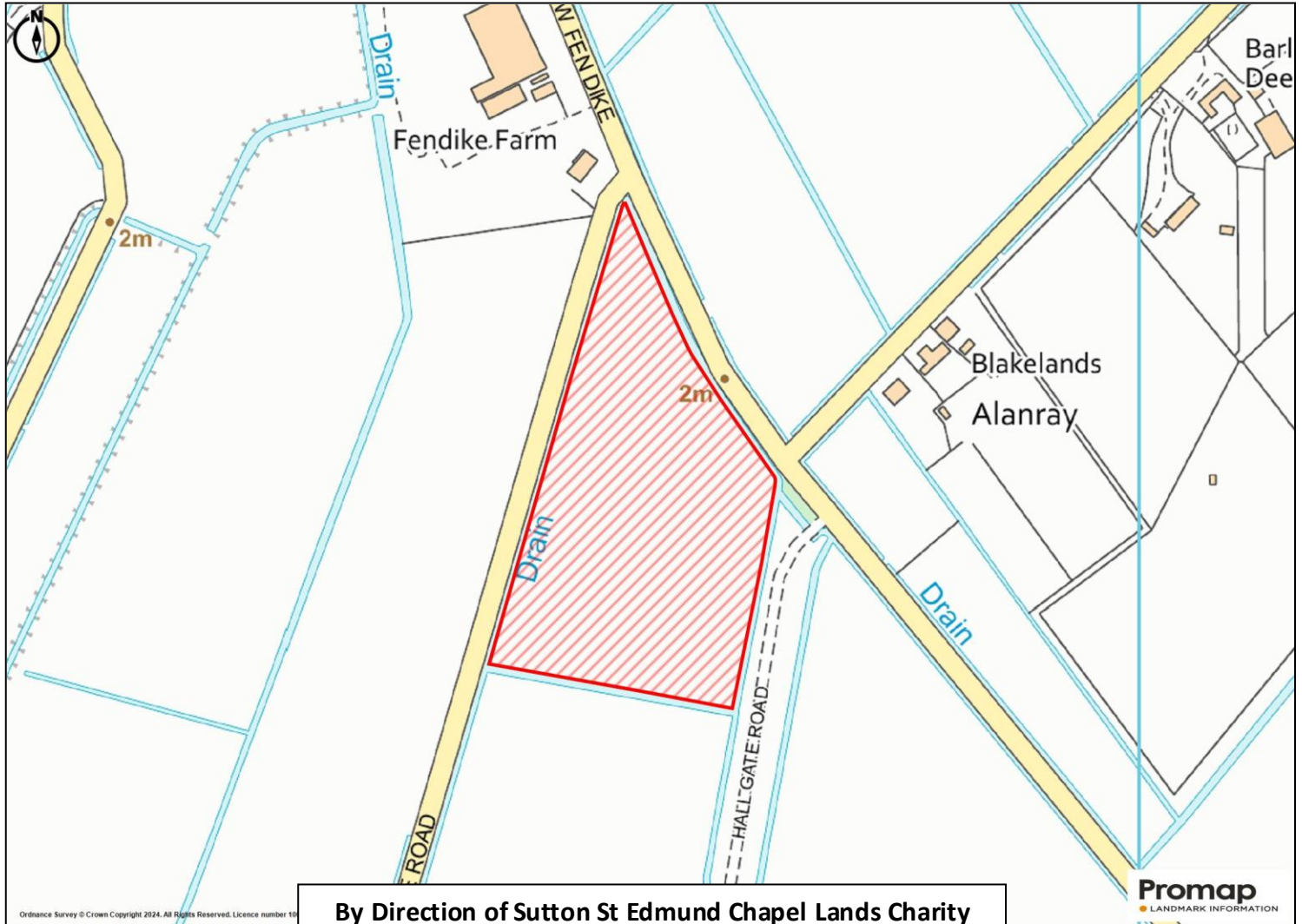


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SPALDING AGRICULTURAL: 01775 765536 www.longstaff.com



By Direction of Sutton St Edmund Chapel Lands Charity

GRADE 2 ARABLE LAND SITUATED OFF LUTTONGATE, SUTTON ST EDMUND, SPALDING, LINCOLNSHIRE

2.98 HECTARES (7.38 ACRES) OR THEREABOUTS

TO LET BY INFORMAL TENDER ON A 6 YEAR FARM BUSINESS TENANCY AGREEMENT
COMMENCING 6TH APRIL 2024

**CLOSING DATE FOR TENDERS: FRIDAY 29TH MARCH 2024
AT 12:00 NOON**

SPALDING: 01775 766766

BOURNE: 01778 420406

GRANTHAM: 01476 565371

**DESCRIPTION:**

An excellent opportunity to secure an initial six-year Farm Business Tenancy of 2.988 Hectares (7.38 Acres) or thereabouts of arable land situated off Lutingtongate, Sutton St Edmund. Although the land is currently down to temporary grass, it is believed a new tenant can revert it to arable production.

LOCATION:

The land is situated off Lutingtongate, Sutton St Edmund, Spalding, Lincolnshire and is located approximately 6.2 miles South of Holbeach and 12.6 miles Southeast of Spalding.

LAND AND SOILS CLASSIFICATION:

The land is classified as Grade 2 Agricultural land on the former Ministry of Agriculture Land Classification Map for England and Wales. The actual soil type is further described by the Soil Survey of England and Wales as being part of the Wallasea 2 Association of Soils.

ACCESS:

The land is accessed directly off Lutton Gate Road, at the junction with New Fendike.

METHOD OF LETTING:

The land is offered To Let as a whole by Informal Tender. The closing date for Tenders is 12 noon on Friday 29th March 2024. Tenders are to be submitted on the enclosed Tender Form and returned to our Spalding Office at 5 New Road, Spalding, Lincolnshire, PE11 1BS in a sealed envelope marked "Arable Land off Lutingtongate, Sutton St Edmund."

TENANCY:

The land is offered in one Lot to let by Informal Tender on a six-year fixed term Farm Business Tenancy Agreement as from 6th April 2024. The Tenancy Agreement will be based on the standard Lincolnshire Association of Agricultural Valuers template.

RENT, INSURANCE & VAT

Rent will be payable half yearly in advance, the first payment will be due on the signing of the Tenancy Agreement. Rent will thereafter be payable on 6th April and 11th October in each year. VAT is currently not payable on the rent. In the event that the property or any part thereof, any rights, contracts or quotas become chargeable supply for the purpose of VAT, any such taxes will be payable in addition to the rent at the appropriate rate. Rent reviews will be in accordance with the default terms of the provisions of the Agricultural Tenancies Act 1995. The Tenant(s) will be responsible for having Public Liability Insurance in place to a suitable level.

SERVICES:

No services are connected to the land.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS:

The land is let subject to, and offered with the benefit of, all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity, and other rights, easements, quasi-easements, and all wayleaves, whether referred to specifically in these Particulars or not. The Landlord will retain any wayleave payments (if applicable) in respect of the land. We are not aware of any Public Rights of Way which affect the land.

MAINTENANCE:

The Tenant (s) will be responsible for the maintenance of the dykes and any hedges/trees.

TENANTRIGHT AND DILAPIDATIONS:

Tenantright may be chargeable at the commencement of the tenancy. More details are available from the Letting Agents. There will be no claim allowed whatsoever for dilapidations (if any) at the commencement of the tenancy, but dilapidations will be charged if appropriate at the end of the tenancy.

CONTRACTS AND QUOTAS:

There are no contracts or quotas available with the letting.

SPORTING RIGHTS:

The Sporting Rights are to be let in conjunction with the land.

BASIC FARM PAYMENT & ENVIRONMENTAL SCHEMES:

No Delinked payment rights are included in the Letting and the land is not currently entered into any Environmental Schemes.

DRAINAGE RATES:

Drainage Rates for the land are payable to the North Level District Internal Drainage Board.

PLANS, AREAS & SCHEDULES

These particulars and plans have been prepared as carefully as possible. It should be noted that the plans have been specifically prepared 'for identification purposes only' and although believed to be correct, their accuracy is not guaranteed. The areas have been taken from the Ordnance Survey Promap System.

BOUNDARIES:

The successful tenant shall be deemed to have full knowledge of all boundaries.

VIEWING:

Interested parties are invited to walk the land during daylight hours with a copy of these Particulars to hand and should, at all times, for their own personal safety, take appropriate precautions to ensure that no damage occurs either to themselves or to the land, or any part thereof.

FURTHER INFORMATION:

If any further information is required regarding the Land, please contact R. Longstaff and Co LLP's Agricultural Department on 01775 765 536.

PARTICULARS CONTENT:

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

The plans reproduced in these Particulars are for identification purposes only and are NOT TO SCALE.

Investigations of both the Ordnance Survey (Metric Edition) Plans and digital mapping have been used to ascertain the area of the land offered to let as accurately as possible, however interested parties should carry out whatever investigations they wish to satisfy themselves as to the extent and area of the property offered To Let and ensure they are fully aware of the boundaries and to confirm the areas involved should they so require. The information provided in these Particulars is for guidance purposes only.

LOCAL AUTHORITIES:

District & Planning:	South Holland District Council Priory Road, Spalding, Lincolnshire PE11 2XE CALL: 01775 761161
Water:	Anglian Water Customer Services, PO Box 10642, Harlow, Essex CM20 9HA CALL: 08457 919 155
County & Highways:	Lincolnshire County Council County Offices, Newland, Lincoln, LN1 1YL CALL: 01522 552222
Internal Drainage Board:	North Level District Internal Drainage Board Drainage Office, Station Road, Thorney, Peterborough, Cambridgeshire PE6 0QE CALL: 01775 725861

Ref: S11369

These Particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute to an offer or a contract.

CONTACT:

R. Longstaff & Co. LLP, 5 New Road, Spalding, Lincolnshire, PE11 1BS
T: 01775 766766 Option 4
www.longstaff.com

LOCATION PLAN

