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SPALDING AGRICULTURAL: 01775 765532 www.longstaff.com



TO LET

2.91 Hectares (7.184 Acres) or Thereabouts
Station Road, Old Leake, Boston, Lincolnshire

**By Informal Tender on a 5 Year Farm Business Tenancy Agreement
Commencing 11th October 2018**

Closing Date for Informal Tenders: Friday 21st September 2018 at 12 noon

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

**DESCRIPTION:**

An opportunity to acquire a 5 year Farm Business Tenancy Agreement on agricultural land extending in total to 2.91 Hectares (7.184 Acres) or thereabouts.

LOCATION:

The land is located to the north of Station Road, Old Leake. Old Leake is situated approximately 2.8 miles north west of the village of Old Leake and 9 miles north east of the port town of Boston.

LAND AND SOIL CLASSIFICATION:

The land is classified as Grade 2 Agricultural Land by the Agricultural Land Classification Map of England and Wales Sheet 114.

SOIL SERIES:

The land is described as being part of the Wallasea 2 Association of Soils as described by the Soil Survey of England and Wales. The Wallasea 2 Association of Soils is characterised as being "deep stoneless clayey soil" and capable of growing crops of "winter cereals, sugar beet, potatoes and field vegetables".

FARM BUSINESS TENANCY AGREEMENT:

The land will be let on a Farm Business Tenancy Agreement for 5 years commencing from the 11th October 2018 which will include the following principle terms:

1. Commence Date: 11th October 2018.
2. Term: 5 years.
3. Rent Payable: Half yearly in advance, the first payment on the signing of the Agreement and thereafter on the 6th April and 11th October in each and every year of the tenancy.
4. Maintenance: The Tenant will be responsible for the full maintenance of the land including any bridges, culverts, access and ditches.
5. Insurance: The tenant will be responsible for Public Liability Insurance and insuring their own crops and Operations.
6. Drainage Rates & Normal Outgoings: To be paid by the tenant.
7. Rent Review: The rent will be reviewed in accordance with the Agricultural Tenancies Act 1995. A review will not fall before the end of the period of 3 years of the beginning of the tenancy or from when the rent was last altered.

The Farm Business Tenancy will be in the form provided by the Lincolnshire Association of Agricultural Valuers. A copy is available for inspection at the letting agent's Spalding Office.

METHOD OF LETTING:

The land is offered To Let by Informal Tender. The closing date for tenders is 12 noon on Friday 21st September 2018. Tenders are to be submitted on the enclosed Tender Form and returned to the Agricultural Department at our Spalding Office marked "Old Leake Tender". Should a tenderer require confirmation of receipt of their tender, they should write a telephone number only on the back of the envelope.

SERVICES:

We are not aware of any services connected to the land.

WAYLEAVES AND EASEMENTS:

The land is 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.

RIGHTS OF WAY:

We are not aware of any public rights of way which affect the land.

PREVIOUS CROPPING:

There are no previous cropping details available.

TENANTRIGHT AND ROUTINE IMPROVEMENTS:

In addition to the purchase price, the buyer will pay for all tenantright where appropriate and if demanded.

DILAPIDATIONS:

There will be no claim allowed for dilapidations (if any).

BOUNDARIES:

The successful tenant shall be deemed to have full knowledgeable of boundaries and rights of way (if any) which affect the land.

AGREEMENT COSTS:

The incoming tenant will be responsible for the proportion of the costs of the preparation of the Tenancy Agreement in the sum of £150 plus VAT.

DRAINAGE RATES:

Drainage Rates are payable to the Witham Fourth Internal Drainage Board.

CONTRACTS AND QUOTAS:

There are no contracts or quotas included within the land.

SPORTING RIGHTS:

The Sporting Rights are included within the letting.

BASIC FARM PAYMENT:

The land is to be let with the appropriate number of Basic Farm Payment Entitlements and will be transferred to the incoming tenant. Entitlements are to be returned to the landlord or their nominee in their present form or any subsequent scheme that becomes appropriate which the tenant becomes entitled to as a result of occupation of the land, £1 if so demanded. The incoming tenant will indemnify the 2018 Basic Farm Payment claimant with regard to Greening and Cross Compliance regulations from the date of the completion of the tenancy or early entry (whichever is sooner) until the end of the 2016 Cross Compliance period.

PLANS, AREAS AND 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 a combination of the Rural Payments Agency's Rural Land Register and the Ordnance Survey Promap system.

VIEWING:

Interested parties are invited to view the land in daylight hours with a set of these letting particulars to hand. Interested parties inspecting the land do so entirely at their own risk and are asked to take care to ensure their own safety.

PARTICULARS AND PHOTOGRAPHS:

These particulars were prepared and photographs taken in July 2018.

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.

Ref: S10110

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 an offer or a contract.

CONTACT

R. Longstaff & Co., 5 New Road, Spalding, Lincolnshire PE11 1BS

T: 01775 765532

E: RichardStart@longstaff.com

www.longstaff.com

Land Registry
Official copy of
title plan

Title number LL348017
Ordnance Survey map reference TF3853SW
Scale
Administrative area Lincolnshire: Boston



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