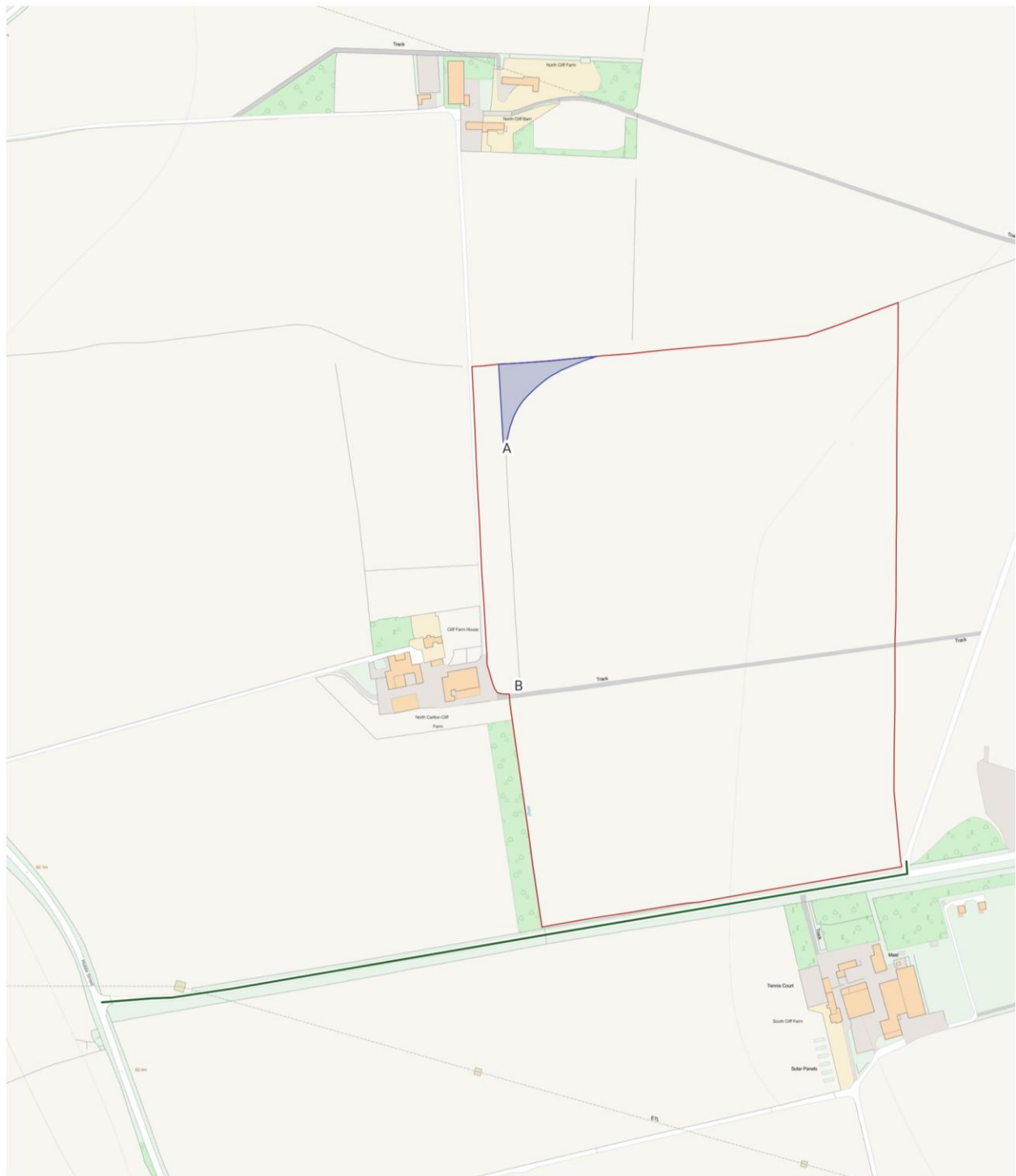


# TO LET ON A FARM BUSINESS TENANCY (STC)

LAND AT SOUTH CARLTON, LINCOLN


54.33 ACRES (21.99HA) OR THEREABOUTS OF BARE ARABLE LAND



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100 m  
Scale 1:5000 (at A4) 

Land at South Carlton, Lincoln, LN1 2RP

**M A S O N S**  
EST. 1850

# Land at South Carlton, Lincoln, LN1 2RP

## Introduction

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of potential Tenants. No responsibility is assumed for the accuracy of individual items.

Please feel free to discuss the property with the Agents directly, in accordance with the letter accompanying this document.

## Location and Access

Travelling north on the A15, turn left onto Till Bridge Lane (A1500). After approximately 1.2 miles, turn left onto Middle Street (B1398). Continue for approximately 0.85 miles and the access to the land is on the left. Access to the land shall be taken along the track coloured in yellow on the plan.

## Description

The land extends to 54.33 acres (21.99Ha) and is split into three field parcels shown outlined red on the plan attached, and includes a small plantation of young trees, hatched blue.

Part of the land includes the former point to point race track which wraps around the main field parcels on the northern, western and southern boundaries. As part of the letting, the Landlord approves the cultivation and incorporation of the former racetrack into the arable rotation.

The land is Grade 2 on the Natural England 1:250000 Series Agricultural Land Classification Map. The soil is classified as Elmton 1 series which is shallow lime-rich soils over chalk or limestone. The land has historically grown combinable crops.

The Landlord would support the removal of the section of hedgerow between points A and B on the plan accompanying these details, subject their written consent and any other necessary consents being obtained first.

## Services

The land does not benefit from any services. No water is available.

## Tenant Right

The incoming Tenant will not have any Tenant Right to pay.

## Outgoings

The Tenant will be expected to pay for all outgoing relating to the land.

## Sporting Rights

The sporting rights are reserved by the Landlord.

## Basic Payment Scheme

The land is registered on the LPIS System. 19.51Ha of Basic Payment Scheme entitlements will be transferred to the incoming Tenant upon the commencement of the agreement.

The entitlements are to be held in trust by the Tenant and transferred back to the Landlord or a nominee at the end of the letting. The Tenant will need to supply additional entitlements in order to be able to claim over the full area.

## Environmental Stewardship

The land is not currently in an Environmental Stewardship Scheme and the Tenant will not be permitted to enter into such a scheme without the prior written consent of the Landlord. The Landlord would, however, support requests from the Tenant for entry into future environmental schemes.

## Contracts and Quotas

There are no contracts or quotas available for transfer in relation to this matter.

## Rights of Way

The land is let subject to all existing rights of way, easements, wayleaves etc. The Landlord is not aware of any currently.

## Subletting

The Tenant will not be permitted to assign, sublet or part with or share occupation or possession of all or any part of the holding.

## Viewing

Due to access constraints, please contact the Agents to arrange a viewing in daylight hours only.

## Tenancy documents

The tenancy document will be based on the standard Lincolnshire Association of Agricultural Valuers Agreement. A draft agreement is available for inspection at the Agent's office. The tenancy document must be signed before access is taken.

# Land at South Carlton, Lincoln

## Terms of the Tenancy

The land is to be let on the following terms:

1. The Landlord is the Lincolnshire Agricultural Society
2. The property is 54.33 acres (21.99Ha) of bare arable land
3. The term will be for 3.5 years, to include four harvests, commencing on **1<sup>st</sup> March 2021** and terminating on 30<sup>th</sup> September 2024.
4. The rent will be payable half yearly in arrears on 30<sup>th</sup> September and 30<sup>th</sup> March, with the first instalment of rent calculated on a pro-rata basis.
5. The rent will be reviewed in line with the statutory provisions of the Agricultural Tenancies Act 1995, on a three-year basis unless agreed otherwise by the parties.
6. The Tenant shall keep and leave in good repair all fences, gates, ditches, drains, roads, culverts etc.
7. The Tenant shall be responsible for maintenance of hedges and ditches, where appropriate.
8. There will be no ingoing valuation at the start of the tenancy.
9. The Tenant shall be responsible for all outgoings.
10. Early entry will be permitted for the purposes of establishing a crop, subject to all parties having signed the agreement.
11. The Tenant may not assign or sublet the tenancy or any parts of the property.
12. The Tenant will use the land for arable purposes only. No livestock will be permitted, unless the prior written consent of the Landlord is obtained.
13. The tenancy does not allow any genetically modified crops to be grown on the holding.
14. The land will be let with 19.51Ha of Basic Payment Scheme entitlements.
15. There will be no holdover permitted at the end of the tenancy.
16. Termination will be on the expiration of a 12-month notice given by either party expiring on the anniversary term date on or after the 3.5 year fixed term.

## Conditions of letting

1. Offers should be submitted on the attached Proforma to the Agents' offices at The Cornmarket, Louth, Lincs., LN11 9QD
2. Offers should be made in writing and marked "**Informal Tender for land at South Carlton**" in the top left-hand corner of a sealed envelope.
3. Offers should be received by no later than **1.30 pm on Friday 29<sup>th</sup> January 2021**.
4. The offer should be made in the full knowledge of these letting particulars.
5. Offers should not be made by reference to any offer by any other party or any other arrangement.
6. Fax and email offers will be accepted, as long as they are supported by the hard copy in the normal course of post thereafter.
7. The offer Proforma must be completed in full, and include the full name(s), address and telephone number of the offeror(s), and the name of any appointed Agent.
8. The offer of rent must be expressed as a lump sum per annum and a rate per acre for the total number of acres included in the letting.
9. It is suggested that offers be made at an odd figure, to avoid identical offers being received.



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

## INFORMAL TENDER CONDITIONS LAND AT SOUTH CARLTON, LINCOLN

1. Offers are to be submitted in writing in a sealed envelope marked:

**“LAND AT SOUTH CARLTON:  
NOT TO BE OPENED BEFORE 1.30PM, FRIDAY 29<sup>TH</sup> JANUARY 2021”**

2. Completed tender forms should be sent to the following addresses:

FAO Ella Darby MRICS FAAV  
Masons Chartered Surveyors  
Cornmarket, Louth  
Lincolnshire, LN11 9QD

3. Offers should be submitted on the attached Proforma to the above address.
4. Offers should be received by no later than **1.30 pm on Friday 29<sup>th</sup> January 2021**.
5. Offers should not be made by reference to any offer by any other party or any other arrangement.
6. Email offers will be accepted, as long as they are supported by the hard copy in the normal course of post thereafter ([ella@masons-surveyors.co.uk](mailto:ella@masons-surveyors.co.uk))
7. The offer should be made in the full knowledge of these letting particulars.
8. The offer Proforma must be completed in full, and include the full name(s), address and telephone number of the offeror(s), and the name of any appointed Agent.
9. The offer of rent must be expressed as a lump sum per annum and a rate per acre for the total number of acres included in the letting.
10. Offers should be submitted ‘Subject to Contract’ only and any other conditions on which it is made are to be specified.
11. Prior to acceptance of an offer, The Landlord may carry out an inspection of the offerer(s) holding.
12. Only offers of a non-variable nature will be considered.
13. The Landlord reserves the right not to accept the highest, or any, offer made.
14. It is suggested that your offer be made at an odd figure, in pounds sterling, to avoid the possibility of identical offers being received.
15. The Agents will endeavour to reply to all offerer(s) within 7 days of the tender deadline.
16. Confirmation of funding to cover rent and input costs should be provided with your tender.

**INFORMAL TENDER**

**Informal Tender Proforma for letting of  
54.33 acres (21.99 Ha) of land in the Parish of South Carlton  
on a 3.5 year Farm Business Tenancy**

I/We .....

of .....

.....

.....

confirm I/we have read the letting particulars attached and hereby make an offer to rent the land on a three-year Farm Business Tenancy, to include entitlements at a rental of

£..... per acre (£..... per annum).

Signed by .....

.....

Date: .....

Tel No: .....

Agents' details: .....

.....

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