



LAND AT BLUNTISHAM HEATH

St Ives, Cambridgeshire

BROWN & CO

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**Available to Let by Informal Tender
under a Farm Business Tenancy for a
term of 5 Years, 6 months**

Closing Date 12 Noon Friday 23rd February 2024

Available in 2 lots comprising 42.93 Ha (106.08 acres)

INTRODUCTION

These attractive parcels of arable land are offered to the market to let under a Farm Business Tenancy for a term of Five Years and Six Months.

Lot 1 – Comprising approximately 28.62 hectares (70.72 acres) of arable land as coloured pink on the attached plan.

Lot 2 – Comprising approximately 14.31 hectares (35.36 acres) of arable land as coloured blue on the attached plan.

THE LAND

Lot 1 – Comprising 2 parcels of Grade 2 arable farmland, with soils being principally of the Cannamore series, being a deep calcareous and non-calcareous loam, with slow permeable subsoils. The land is currently under a green cover crop and has been farmed under a traditional arable rotation.

Lot 2 – Comprising a single parcel of Grade 2 arable farmland, with soils being principally of the Cannamore series, being a deep calcareous and non-calcareous loam, with slow permeable subsoils. The land is currently fallow and has been farmed under a traditional arable rotation.

ACCESS

Lot 1 benefits from access directly from Somersham Road (B1040) into field TL3374 3469 and from the Bluntisham Heath Road. There is an internal track linking field TL33743469 to the Bluntisham Heath Road access.

Lot 2 benefits from a direct field access onto the Bluntisham Heath Road.

DRAINAGE RATES

Environment Agency General Charges apply and will be payable by the Tenant(s).

SUBLETTING/ ASSIGNMENT

The Tenant(s) is not permitted to sublet, assign, or share possession of the land or enter into any cropping licences with third parties.

BASIC PAYMENT SCHEME AND CROSS COMPLIANCE

The Landlord reserves all the delinked income from the Basic Payment Scheme (BPS) Claim. The letting does not include any BPS entitlements or transfer of any de-linked payment rights.

COUNTRYSIDE STEWARDSHIP/ ENVIRONMENT SCHEMES

The land is not currently entered into any Environmental Stewardship Scheme. The Tenant(s) will be permitted to enter into a new Countryside Stewardship Scheme or Sustainable Farming Incentive agreement subject to the Landlords approval. Entering all of the land detailed within these particulars under a whole farm or whole Lot option is not permitted.

WAYLEAVES AND EASEMENTS

The Landlord will retain all Wayleave and easement payments over all Lots.

Please note that a Cambridge Water Company water pipe runs along the boundary of Corner field (Field No TL3375 4515). A copy of the plan is contained within the data room.

FIELD NAME / LOT NO	FIELD NO	AREA HA	2023	2022	2021	2020	2019
LOT 1							
Corner	TL3375 4515	5.58	Green Cover	Fallow	Winter Wheat	Winter Wheat	Spring Barley
Barnwells 1, 2 & 3	TL3374 3469	23.04	Fallow	Spring Barley / Fallow	Spring Barley / Oats / Fallow	Spring Barley / Oats	Winter Wheat / Spring Barley
		28.62					
LOT 2							
Bramleys	TL3475 0741	14.31	Fallow	Oats	Winter Wheat	Fallow	Oats
		14.31					
TOTAL		42.93					

SPORTING RIGHTS

Reserved to the Landlord. The Tenant(s) are permitted to undertake the shooting of vermin.

RIGHTS OF WAY

There are no Public Rights of Way crossing the land.

TENANCY AGREEMENTS

The Land will be let in up to 2 Farm Business Tenancies. The basic Tenancy terms will make provision for the following (amongst others):

- Five-year six month term from 25th March 2024 to 28th September 2029
- Rent to be payable half yearly in advance on 25th March and 29th September
- No whole field stewardship or SFI options
- No root crops to be grown
- No maize crops to be grown
- No Energy crops to be grown
- Full Repairing and Insuring
- 3 yearly rent reviews

HEALTH & SAFETY

Given the potential hazards we would ask that you be a vigilant as possible when making your inspection of the property for your own personal safety.

INFORMATION PACK

An information pack is available to all interested parties via an online Data Room and contains:

- Plans of Lots 1 & 2
- 5 Years cropping history
- Soil Analysis
- Application records
- Drainage Plans
- Tender Form
- Draft Farm Business Tenancy

VIEWING

All Lots may be viewed with particulars to hand having first registered interest with the letting agent;
Tel: 01480 213811 / james.bailey@brown-co.com

FORM OF TENDER

Applicants should complete the Tender Form and return the same either via post to: Brown & Co, The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire, MK44 3AL OR by e-mail to: james.bailey@brown-co.com

Tenders to be received by **12 noon, Friday 23rd February 2024.**

RECORD OF CONDITION

Prior to completion of the Tenancy agreements a photographic record of condition will be completed and annexed to the Tenancy Agreement.

NEAREST POSTCODES/ WHAT3WORDS

Lot 1 PE28 3BP / blown.gives.dented

Lot 2 PE28 3LQ / goat.steadier.outer

PLANS & AREAS

The plans attached to these particulars are prepared as carefully as possible by reference to the Ordnance Survey (OS) data and the Rural Land Register (RLR). The plans are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed or relied upon.

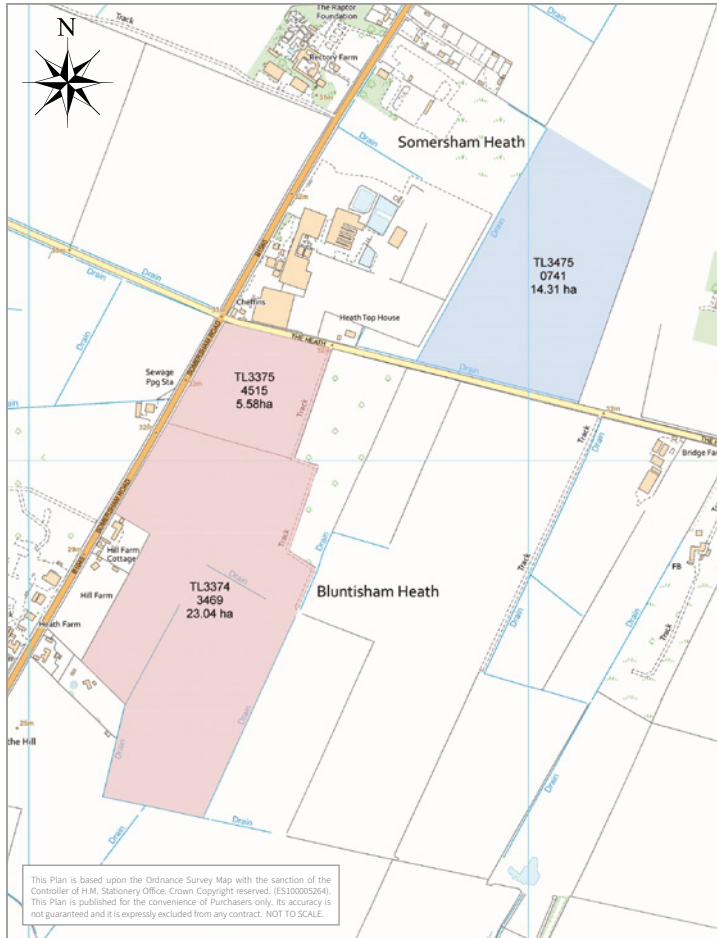
BOUNDARIES

The Tenant(s) shall be deemed to have inspected and have full knowledge of all boundaries and neither the Landlord nor the letting agents will be responsible for defining the boundaries.

DISPUTES

Should any disputes arise in relation to any matters relating to these particulars, or the interpretation thereof, the matter will be referred to an arbitrator who will be appointed by the letting agent.





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. 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. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in January 2024.

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