



# LAND AT BARTON

Cambridgeshire, CB23 7BN

**BROWN & CO**

# LAND AT BARTON

## Cambridgeshire, CB23 7BN

**Available To Let by Informal Tender under  
5-year Farm Business Tenancy Agreements**

**Closing Date 12 noon Friday 17th May 2024**

**Available as a whole comprising  
68.93 hectares (170.32 acres)**

### INTRODUCTION

A block of arable land with the benefit of a general purpose farm building is offered to the market to rent on 5-year Farm Business Tenancy agreements.

### THE LAND

The Property comprises 68.93 hectares (170.32 acres) of arable land split into five parcels. The Land is Grade 2 on the Ministry of Agriculture Land Classification Sheet. The soil is predominantly of the Wantage 2 soil series, being shallow lime-rich soils over chalk or limestone, with areas of the Evesham 3 series, being lime-rich loamy and clayey soils, capable of growing cereal crops.

### FARM BUILDING

The Land benefits from a steel portal frame grain store capable of storing approximately 1,000 tonnes of grain, as shaded light blue on the plan. The building measures approximately 18m x 24m and 6.5m to the eaves and benefits from two roller shutter doors on its southern elevation.

The Landlord will retain the right to holdover for the Farm Building only until the 31st December 2024 for the storage of their harvested grain. The Tenant will have exclusive occupation of the building from 1st January 2024 for the remainder of the Term.

### ACCESS

The Property is situated on either side of the B1046, Comberton Road. The field parcels to the north are accessed via a farm track alongside the Farm Building. This has direct access onto the Comberton Road. The fields on the southern side of the Comberton Road are accessed through an adjoining landowner's yard and it is understood that the Land benefits from a formal right of way for agricultural purposes providing access to the highway. The Tenant will be responsible for any maintenance contributions towards this accessway. The right of way is shaded brown on the plan attached to these details.



## **ADDITIONAL LAND**

The northeast corner of the block, as shaded light blue on the plan, is currently rented by the owners from the Ministry of Defence (MoD) on a Farm Business Tenancy. The boundary between the Land and the MoD land is open and is not demarcated.

## **CROPPING**

Energy crops are not permitted to be grown on the Land, however maize crops will be permitted providing they form part of a wider cereal rotation.

## **DRAINAGE RATES**

Environment Agency general drainage charges and any other drainage charges will be payable by the Tenant.

## **SUBLETTING/ ASSIGNMENT**

The incoming Tenant is not permitted to sublet, assign, share possession of the Land or enter into any cropping or grazing licences with third parties.

## **BASIC PAYMENT SCHEME**

The letting does not include any BPS entitlements or rights to claim any future payments.

## **COUNTRYSIDE STEWARDSHIP/ ENVIRONMENTAL SCHEMES**

The Landlord will permit (subject to their prior consent) the Land to be entered into a new Sustainable Farming Incentive (SFI) scheme.

## **WAYLEAVES AND EASEMENTS**

The Landlord will retain any wayleave and easement payments over the Land.

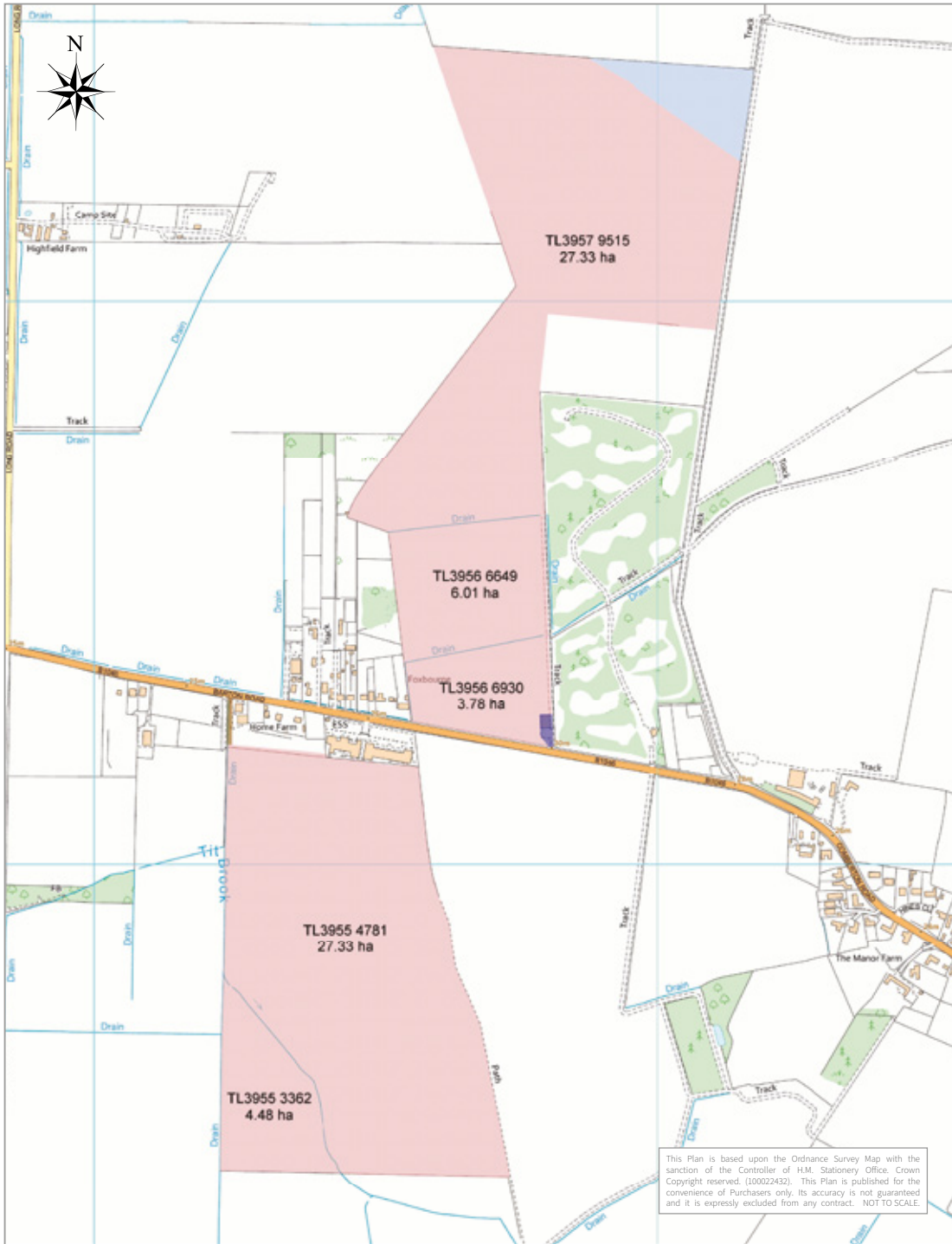
## **SPORTING RIGHTS**

The sporting rights are excluded.

## **RIGHTS OF WAY**

The Land on the south side of Comberton Road is accessed via a right of way over third party land. The right of way is shaded brown on the plan attached to these details.





## STATUTORY DESIGNATIONS

All of the land within these particulars is detailed as being within a Nitrate Vulnerable Zone for surface water.

Other than the Scheduled Ancient Monument, as detailed in the relevant section below, there are no other Statutory Designations so far as the Landlord is aware.

## HOLDOVER

The Landlord will retain the right to holdover of the Farm Building only, as shaded dark blue on the inset plan, until the 31st December 2024 for the storage of their harvested grain. The Tenant will have exclusive occupation of the building from 1st January 2024 for the remainder of the Term.

## SCHEDULED ANCIENT MONUMENT

Located with field number TL3955 4781 is a Scheduled Ancient Monument (List Entry No: 1006879). The designation prohibits sub soiling in this particular land parcel.

## TENANCY AGREEMENTS

Due to ownership, the Property will be let on two Farm Business Tenancy agreements. The basic tenancy terms of both agreements will make provision for the following (amongst others):

- Five-year term from 29th September 2024 to 28th September 2029
- Rent to be payable half yearly in advance on 29th September and 25th March in each year of the agreement
- Full Repairing and Insuring by the Tenant
- 3 yearly rent reviews

Copies of the draft Farm Business Tenancy Agreements are included in the Information Pack relating to this letting

## INFORMATION PACK

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

- Plan of the Land
- 5 year cropping history
- Draft Farm Business Tenancy Agreement
- Tender Form
- Copy of 2023 BPS Claim
- Scheduled Ancient Monument List Entry

Access to the Data Room will be granted following prior registration with the Letting Agents.

## VIEWING

We have two designated viewing days on Wednesday 17th April 2024 and Wednesday 1st May 2024. Should you wish to attend, please register your interest with the Letting Agents.

## NEAREST POSTCODES/WHAT3WORDS

Nearest postcode: CB23 7BN  
what3words: ///rinse.activism.live and ///comforted.twists.flicked

## FORM OF TENDER

Applicants should complete the Tender Form within the Information Pack and return the same via post or email to: George Watchorn, Brown&Co, The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire, MK44 3AL | [george.watchorn@brown-co.com](mailto:george.watchorn@brown-co.com)

**Tenders to be submitted by 12 noon Friday 17th May 2024.**

Please note that the rent for the Farm Building is to be tendered separately from the Land although the Property is to be let as a whole.

## PLANS & AREAS

These are prepared as carefully as possible by reference to OS data and the Rural Land Register. The plans are published for illustrative purposes only and although they are believed to be a correct their accuracy cannot be guaranteed.

## BOUNDARIES

The Tenant shall be deemed to have full knowledge of all boundaries and neither the Landlord nor the Letting Agents will be responsible for defining boundaries or their ownership.

Any red line boundaries shown on photographs are for illustrative purposes only and do not represent the actual boundary and are not to be relied upon.

## DISPUTES

Should any disputes arise as to the boundaries or any matters relating to these particulars, or the interpretation thereof, that matter will be referred to an arbitrator to be appointed by the Letting Agents.

## LETTING AGENTS

Brown&Co  
The Fairways, Wyboston Lakes, Great North Road, Wyboston  
Bedfordshire, MK44 3AL

### Contact:

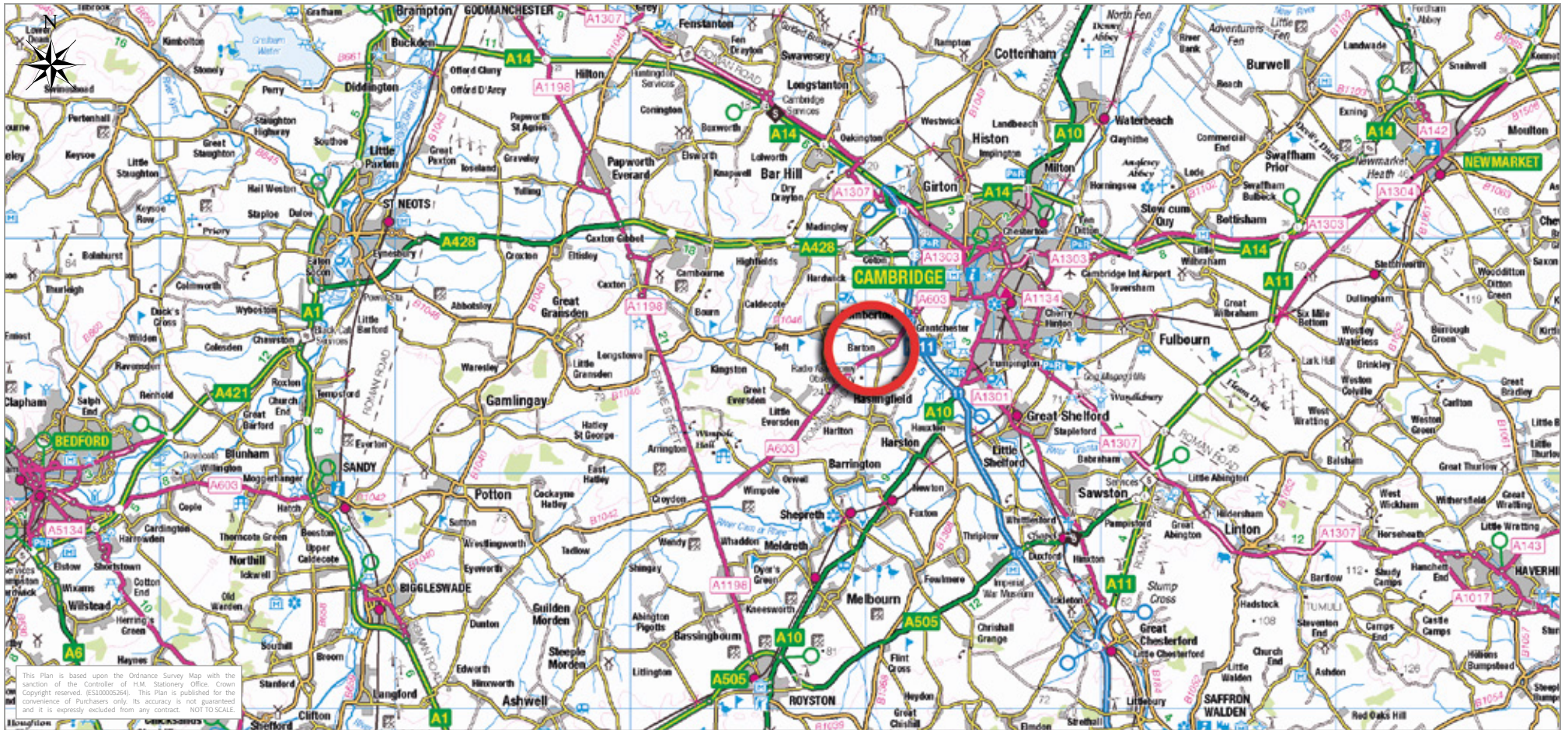
George Watchorn – [george.watchorn@brown-co.com](mailto:george.watchorn@brown-co.com)  
07919 015675

Or

Ella Redrup – [ella.redrup@brown-co.com](mailto:ella.redrup@brown-co.com)  
07867 442234

## SCHEDULE OF AREAS & PAST CROPPING

Field Name	OS Number	NG Number	Ha	Ac	2020	2021	2022	2023	2024
Hamilton's Large	TL3955	4781	27.33	67.53	Winter Wheat	Winter Beans	Spring Barley	Winter Beans	Winter Wheat
Hamilton's Small	TL3955	3362	4.48	11.07	Winter Wheat	Winter Barley	Spring Barley	Winter Beans	Winter Wheat
Longfield Shed	TL3956	6930	3.78	9.34	Winter Wheat	Winter Wheat	Winter Barley	Spring Barley	Winter Wheat / Barley
Longfield Middle	TL3956	6649	6.01	14.84	Winter Wheat	Winter Wheat	Winter Barley	Spring Barley	Winter Wheat
Longfield Top	TL3957	9515	27.33	67.53	Spring Barley	Winter Beans	Winter Wheat	Winter Wheat	Winter Barley
<b>TOTAL</b>			<b>68.93</b>	<b>170.32</b>					



#### 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 Basic 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 March 2024. Brochure by wordperfectprint.com.

The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL  
 01480 213811 | [stneots@brown-co.com](mailto:stneots@brown-co.com)

