



LAND AT CHAPMANS FARM

Bourn, Cambridgeshire, CB23 2TA

BROWN & CO

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Bourn, Cambridgeshire, CB23 2TA

**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
71.53 hectares (176.75 acres)**

INTRODUCTION

A block of arable land is offered to the market to rent on 5-year Farm Business Tenancy agreements.

THE LAND

The property comprises 71.53 hectares (176.75 acres) of arable land split into 10 parcels. The Land is Grade 2 on the Ministry of Agriculture Land Classification Sheet. The soil is predominantly of the Hanslope soil series, being lime-rich loamy and clayey soils capable of growing cereals and combinable crops.

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.

STATUTORY DESIGNATIONS

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

There are no other Statutory Designations so far as the Landlord is aware.

RIGHTS OF WAY

A right of way at all times and for all purposes over the access route shaded yellow will be retained by the Landlord and all other persons duly authorised by him.

TENANCY AGREEMENTS

Due to ownership, the Land 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
- Full Repairing and Insuring
- 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 inter alia;

- Plan of the Land
- 5 year cropping history
- Draft Farm Business Tenancy Agreements
- Tender Form
- Copy of 2023 BPS Claim

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.

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

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

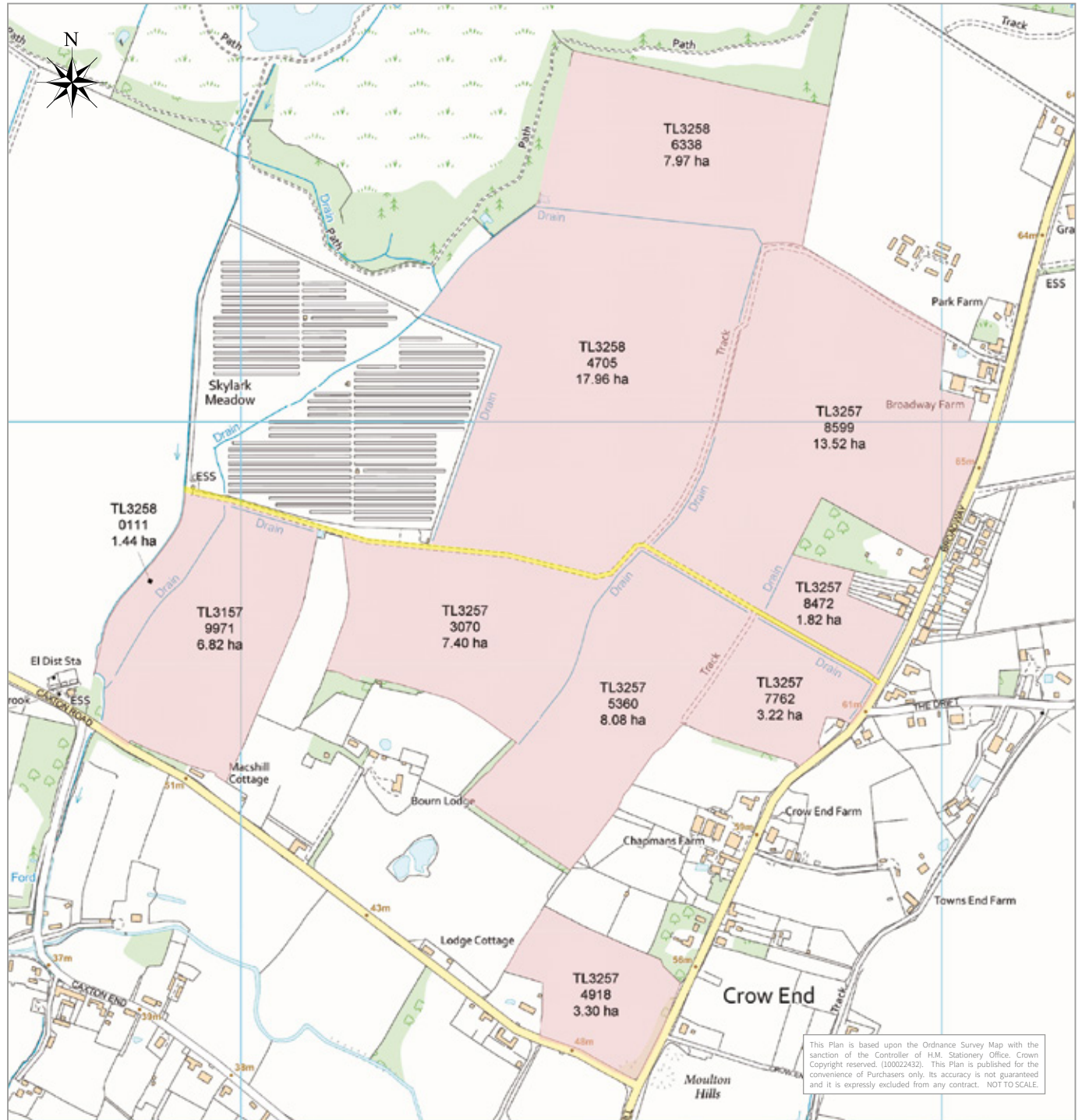
NEAREST POSTCODES/WHAT3WORDS

Nearest postcode: CB23 2TA

what3words: ///scored.engrossed.lamenting

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.



SCHEDULE OF AREAS & PAST CROPPING

| Field Name | OS Number | NG Number | Ha | Ac | 2020 | 2021 | 2022 | 2023 | 2024 |
|-------------------|-----------|-----------|--------------|---------------|---------------|--------------|---------------|---------------|---------------|
| Long Narrow Grass | TL3258 | 0111 | 1.44 | 3.56 | WFM | WFM | WFM | WFM | WFM |
| Max Hill | TL3157 | 9971 | 6.82 | 16.84 | Winter Beans | Winter Wheat | Winter Wheat | Spring Barley | Winter Barley |
| Orchard Field | TL3257 | 3070 | 7.40 | 18.29 | Spring Peas | Winter Wheat | Winter Wheat | Spring Barley | Spring Barley |
| 19 Meadow | TL3257 | 5360 | 8.08 | 19.98 | Spring Peas | Winter Wheat | Winter Wheat | Spring Barley | Spring Barley |
| Doris Brown | TL3257 | 7762 | 3.22 | 7.96 | Winter Beans | Winter Wheat | Winter Wheat | Spring Barley | Winter Barley |
| Council House | TL3257 | 8472 | 1.82 | 4.50 | Winter Beans | Winter Wheat | Winter Wheat | Spring Barley | Winter Barley |
| The Dole | TL3257 | 4918 | 3.30 | 8.15 | Winter Beans | Winter Wheat | Winter Wheat | Spring Barley | Spring Beans |
| Top Farm Field | TL3257 | 8599 | 13.52 | 33.41 | Winter Beans | Winter Wheat | Winter Wheat | Winter Barley | Spring Barley |
| Skylark 2 | TL3258 | 4705 | 17.96 | 44.38 | Winter Barley | Winter Beans | Winter Wheat | Winter Wheat | Winter Barley |
| 19 Thurmans | TL3258 | 6338 | 7.97 | 19.69 | Winter Wheat | Winter Wheat | Winter Barley | Winter Barley | Winter Beans |
| TOTAL | | | 71.53 | 176.75 | | | | | |



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 Agent.

LETTING AGENT

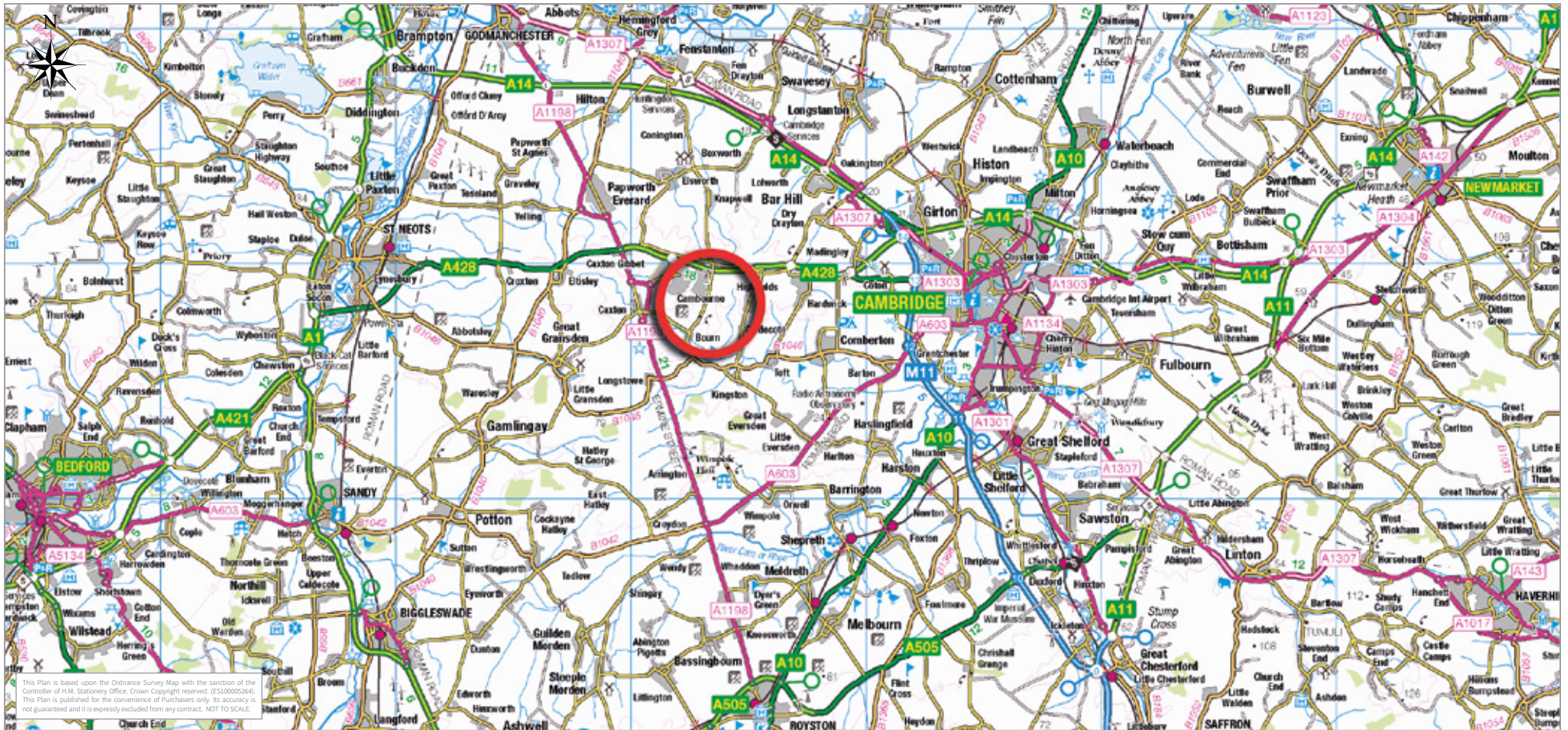
Brown&Co
The Fairways
Wyboston Lakes
Great North Road,
Wyboston
Bedfordshire
MK44 3AL

Contact:

George Watchorn
george.watchorn@brown-co.com
07919 015675

Or

Ella Redrup
ella.redrup@brown-co.com
07867 442234



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 other material 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 April 2024. Brochure by wordperfectprint.com.

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