



LAND AT COMBERTON

Cambridgeshire, CB23 7BU

BROWN & CO

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**Available To Let by Informal Tender under
a 2 year Farm Business Tenancy**

Closing Date 12 noon Friday 17th May 2024

**Available as a whole comprising
21.03 hectares (51.96 acres)**

INTRODUCTION

A single parcel of arable land is offered to the market to rent on a 2 year Farm Business Tenancy.

THE LAND

The property comprises 21.03 hectares (51.96 acres) of arable land in a single enclosure. The Land is Grade 2 on the Ministry of Agriculture Land Classification Sheet. The soil is predominantly of the Evesham 3 soil series, being shallow lime-rich soils over chalk or limestone capable of growing cereals and combinable crops. Along the southern boundary of the Land, the soil is of the Wantage 2 series, being lime-rich loamy and clayey soils.

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. The Landlord accepts no liability for the Agreement terminating before the end of the SFI agreement.

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 surface water.

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

TENANCY AGREEMENT

The Land will be let on a single Farm Business Tenancy agreement. The basic tenancy terms will make provision for the following (amongst others):

- Two-year term from 29th September 2024 to 28th September 2026
- Rent to be payable half yearly in advance on 29th September and 25th March in each year
- Full Repairing and Insuring
- 18 days notice to terminate for non-agricultural purposes

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 Agreement
- Tender Form
- Copy of 2023 BPS Claim

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

NEAREST POSTCODES/WHAT3WORDS

Nearest postcode: CB23 7BU
what3words: ///suffix.head.defectors



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.

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.

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.

COMBERTON GREENWAY

The land is included with the proposals of Greater Cambridge Partnership and forms part of the Comberton Greenway. Whilst the development plan for the Greenway has not yet been disclosed or a timeline announced, it is envisaged that there may be the requirement for some intrusive surveys during the term of the tenancy. The Letting Agents have been assured that any crop loss sustained by the incoming Tenant will be indemnified by GCP.

LETTING AGENTS

Brown&Co

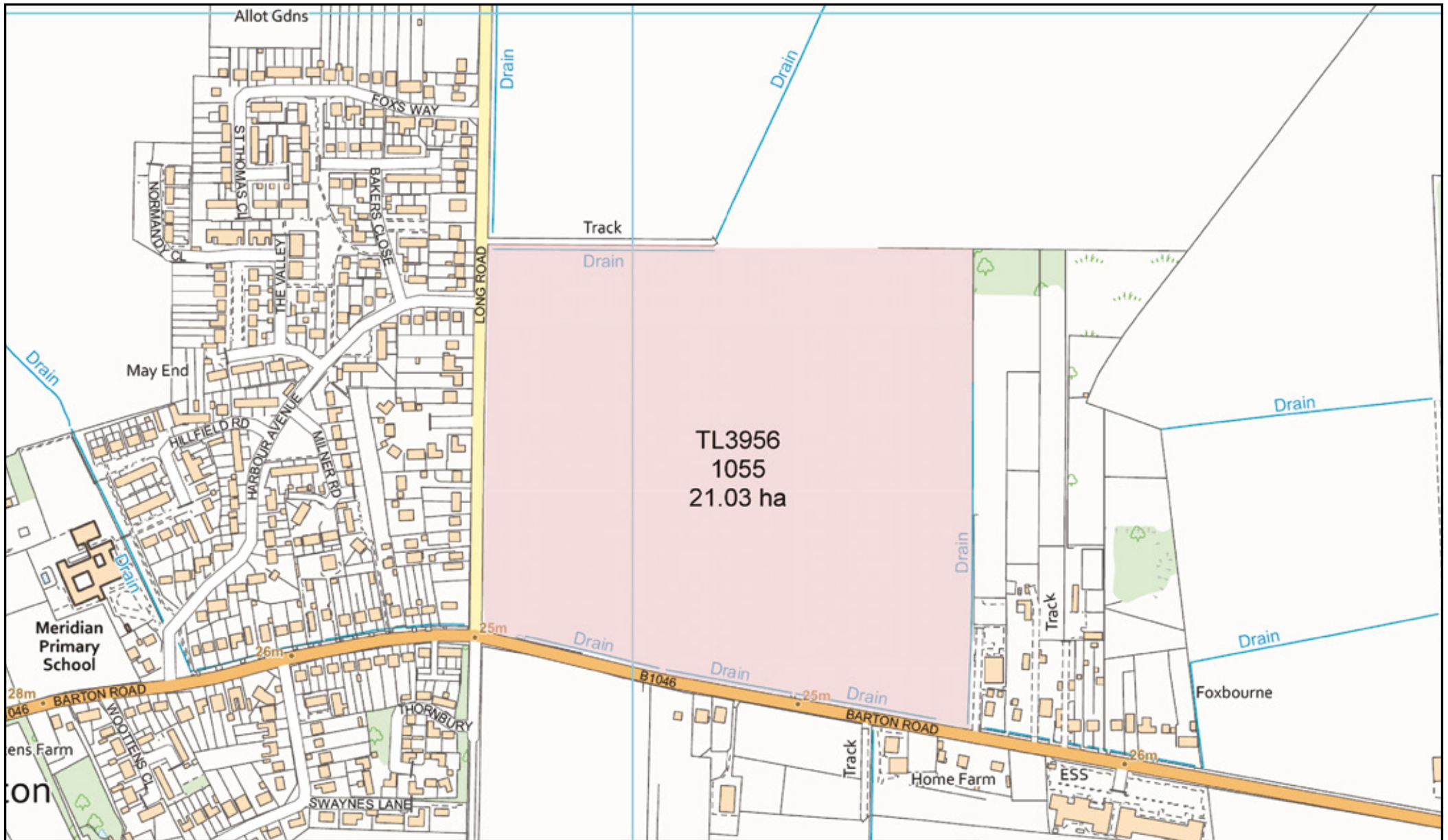
The Fairways, Wyboston Lakes, Great North Road,
Wyboston, Bedfordshire MK44 3AL

Contact:

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

Or

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



Land at Comberton

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Scale
1:5,000
@ A4



Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO
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Drawing No. V15278-02 Date 04.03.24



FORM OF TENDER

Applicants should complete the Tender Forms 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.

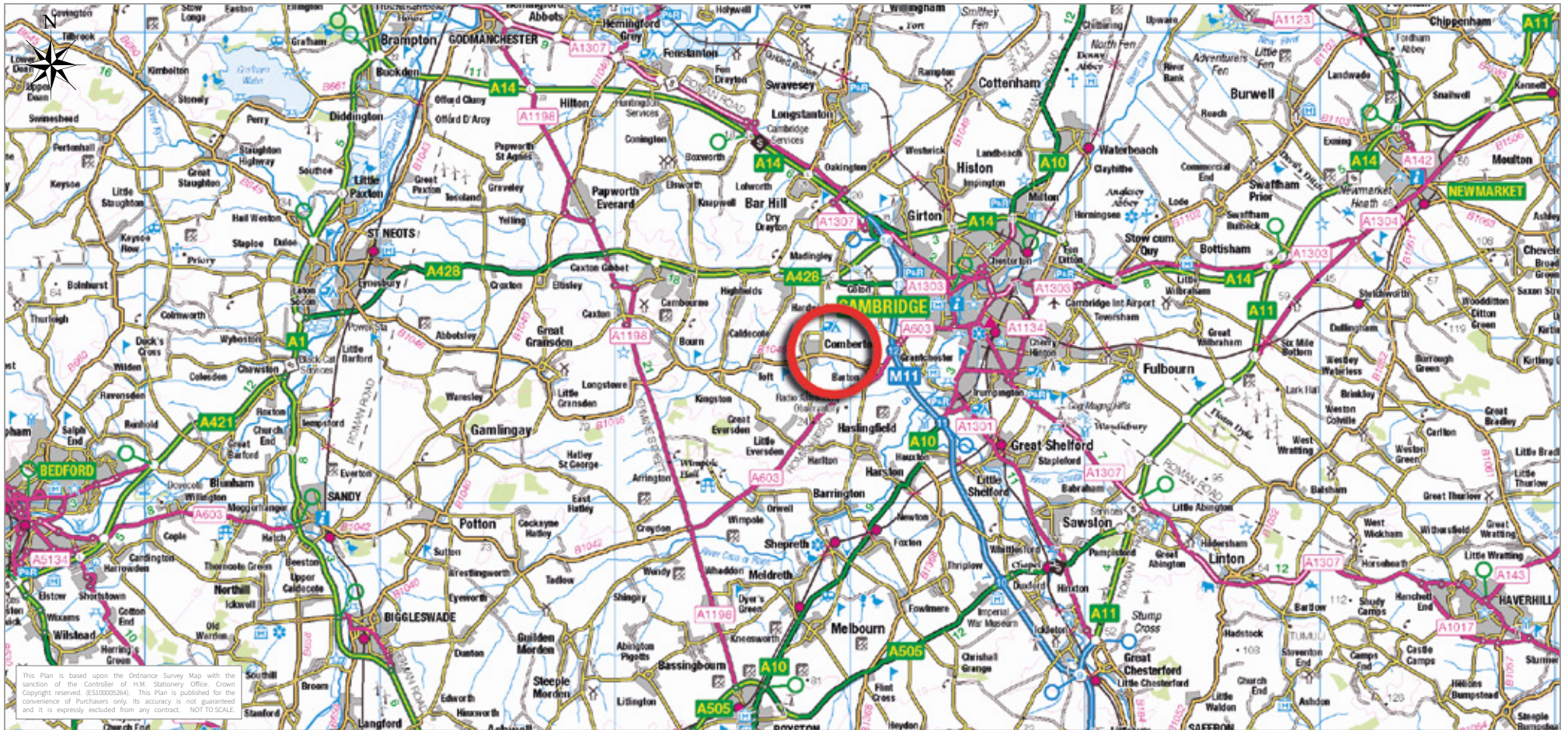
SCHEDULE OF AREAS & PAST CROPPING

Field Name	OS Number	NG Number	Ha	Ac	2020	2021	2022	2023	2024
Comberton Corner	TL3956	1055	21.03	51.96	Spring Barley	Spring Beans	Winter Wheat	Winter Wheat	Winter Barley

VIEWING

The Land may be viewed with particulars to hand having first registered their interest with the Letting Agents.

Tel: 01480 213811



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 of 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.

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