



LAND AT FOUR HUNDRED FARM, BENWICK

& Parson's Land Drove, Hospital Road and Turf Fen, Doddington, Cambridgeshire

BROWN & CO

LAND AT FOUR HUNDRED FARM, BENWICK & Parson's Land Drove, Hospital Road and Turf Fen, Doddington, Cambridgeshire



Available to Let by Informal Tender under Farm Business Tenancies for an initial Term of 6 Years

Closing Date 12 Noon Friday 17th May 2024

Available in 4 lots, in total comprising 232.36 hectares (574.16 acres)

Cropped area 225.85 hectares (558.08 acres)



The Fairways
Wyboston Lakes
Great North Road
Wyboston

Bedfordshire MK44 3AL

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INTRODUCTION

These exceptionally well maintained and rarely available parcels of arable land are offered to the market to let in four lots under Farm Business Tenancies for an initial term of six years.

LOT 1 – Four Hundred Farm, Benwick, extending in total, to approximately 90.29 hectares (223.11 acres), with approximately 86.00 ha (212.51 acres) of cropped arable land, as shown coloured pink on the attached plan, together with the range of farm buildings, as shown on inset plan 1.

LOT 2 – Parson's Land Drove, Doddington, extending in total to approximately 64.57 hectares (159.55 acres), with approximately 64.28 ha (158.84 acres) of cropped arable land as coloured blue on the attached plan, together with two farm buildings and yard area as shown on inset plan 2.

LOT 3 – Hospital Road, Doddington, extending in total to approximately 37.82 hectares (93.45 acres) with approximately 37.73 hectares (92.23 acres) of cropped arable land as coloured green on the attached plan.

LOT 4 – Turf Fen, Doddington, extending in total to approximately 39.68 hectares (98.05 acres), with approximately 37.84 ha (93.50 acres) of cropped arable land as coloured orange on the attached plan.

Applications from young farmers and new entrants are also invited.

THE LAND

LOT 1 – Four Hundred Farm, Benwick, comprising 10 parcels of Grade 1 arable farmland, with soils being principally of the Downholland 1 series, being Typical Humic-Alluvial Gley Soils. The land has been farmed under a sympathetic arable rotation.

LOT 2 – Parson's Land Drove, Doddington, comprising 7 parcels of Grade 2 arable farmland, split by Parson's Land Drove, with soils being principally of the Downholland 1 Series, being Typical Humic-Alluvial Gley Soils. The land has been farmed under a sympathetic arable rotation.

LOT 3 – Hospital Road, Doddington, comprising 7 parcels of Grade 2 arable farmland, with soils being principally of the of the Downholland 1 and Milton Series being Typical Humic-Alluvial Gley Soils and Gleyic Brown Calcareous Soil. The Land has been farmed under a sympathetic arable rotation.

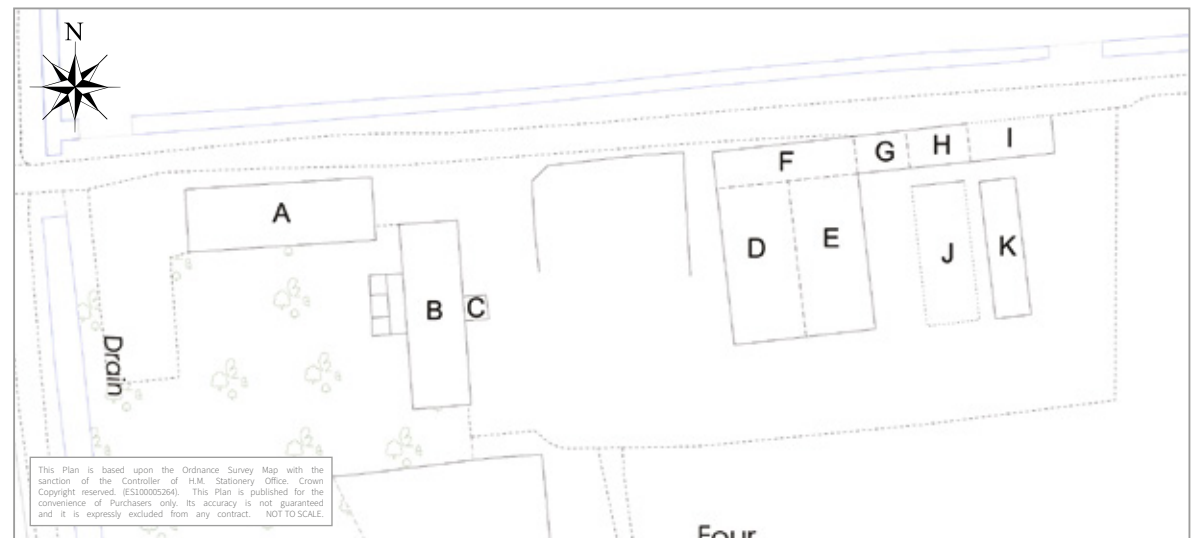
LOT 4 – Turf Fen, Doddington, comprising 6 parcels of Grade 2 arable farmland, with soils being principally of the Downholland 1 series, being Typical Humic-Alluvial Gley Soils. The land has been farmed under a sympathetic arable rotation.

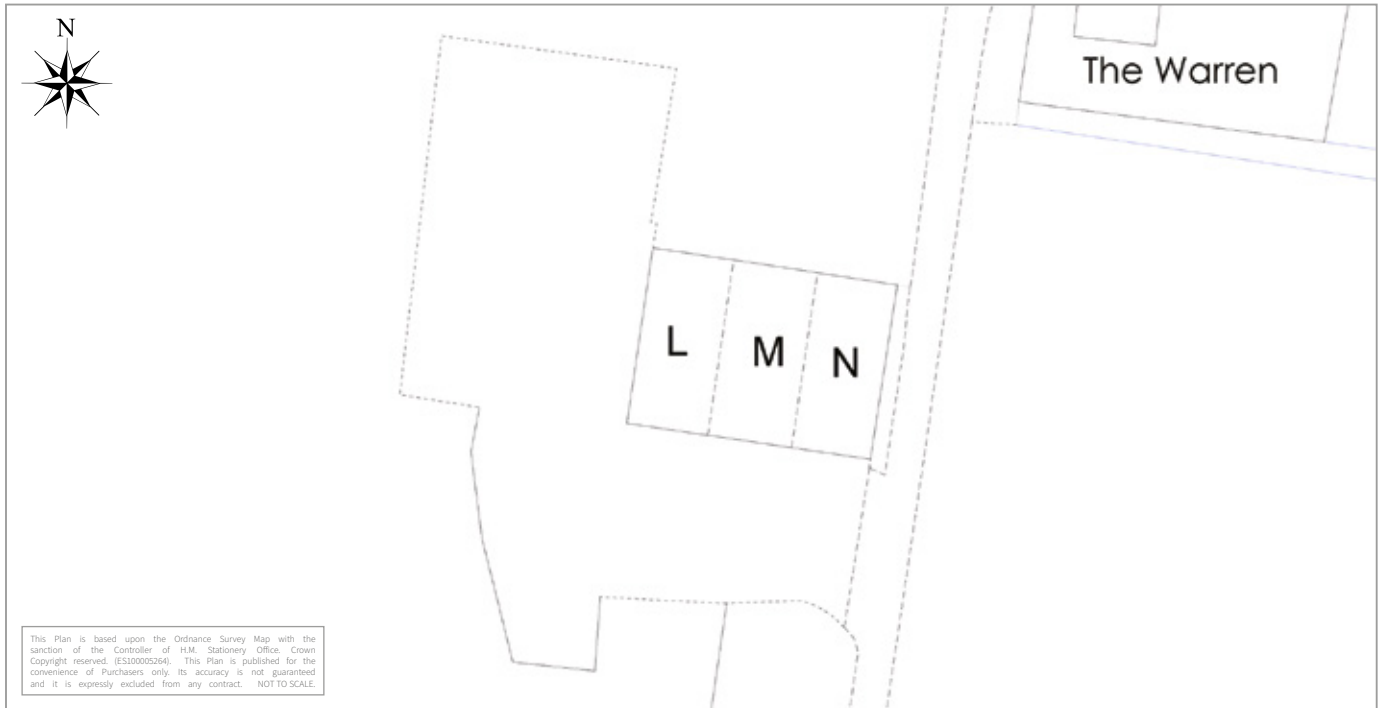


FARM BUILDINGS

LOT 1 – FOUR HUNDRED FARM, BENWICK

Building	Description	Size (Approx)
A	5 bay Steel Portal Framed Grain Store, with lighting, under fibre cement roof, grain walling to approx. 10ft, concrete floor, personnel door, manual roller shutter door with 16 & 32 amp supply – 500t Approx	9.10m x 30.50m
B	7 Bay concrete framed grain store with, lighting, drive over wooden drying and cooling floor, under asbestos roof with grain walling to approx. 6ft, air tunnel, double sliding doors with 16 amp supply – 250t Approx	9.85m x 30.25m Ridge Height – 5.25m
C	Brick Built Fan House / Engine Shed under monopitch roof with access to air tunnel and free standing FPT Diesel Engine with fan, portable Harvest Humidity Control System and external Gas Tank	3.05m x 4.05m
D	5 bay steel framed lean to with lighting, under monopitch roof, with 8ft grain walling approx, concrete floor and double sliding doors, with 16 & 32 amp supply - 200t Approx	9.20m x 23.00m
E	5 bay steel portal framed grain store, with lighting, under profile sheet roof with grain walling to approx. 8ft, concrete floor with double sliding metal doors, with 16 & 32 amp supply - 350t Approx	12.00m x 23.00m
F	Steel framed open fronted machinery store, main span and lean to with central posts, under profile sheet roof with profile cladding to 2 sides and earth floor	8.00m x 20.95m
G	Brick built general purpose insulated store, with lighting, under asbestos roof, with metal opening door	8.80m x 6.15m
H	1 bay concrete framed and block walled store, with lighting, under asbestos roof with metal opening door and brick floor used as chemical store	4.35m x 6.45m
I	3 bay concrete framed machinery store, under asbestos roof with open gable end and one open bay, with further two enclosed bays (profile sheeting) and earth floor	6.70m x 18.70m
J	5 bay concrete framed former potato store (insulated) with lighting, block walling to 3 sides, under asbestos roof with lights, concrete floor and double opening metal doors, used as machinery store	8.50m x 23.10m
K	5 bay concrete framed general purpose store, with block walling to 3 sides, under asbestos roof, with concrete floor and double opening metal doors to front currently used as a fertiliser store	5.55m x 23.00m





LOT 2 – PARSON’S LAND DROVE, DODDINGTON

Building	Description	Size (Approx)
L	4 bay steel framed grain store, under fibre cement roof, with crittel grain walling to approx. 12ft (2 sides) with internal grain wall to approx. 6ft, manual roller shutter door, personnel door, concrete floor and 16 & 32amp supply - 300t approx.	10.00m x 18.40m
M	4 bay steel framed grain store, under fibre cement roof with fixed crittel grain walling (6ft approx.) to two sides and concrete grain panels (approx. 8ft to 3 bays between buildings M&N, sliding metal doors, concrete floor with 16 & 32amp supply – 250t approx.	9.00m x 18.40m
N	4 bay steel framed leanto, under fibre cement roof, 6ft grain walling to 2 sides and central concrete grain walling between buildings M&N, manual roller shutter door and concrete floor	6.20m x 18.40m

ACCESS

Lot 1 – Four Hundred Farm, Benwick, is accessed from Benwick Road (B1096), through a gated access. There is a principle hard surfaced internal track leading to the farmyard and farm buildings, with some further internal grass tracks/droves.

Lot 2 – Parson’s Land Drove, Doddington, is accessed directly from Parson’s Land Drove, with all field parcels fronting the Drove (Public Highway).

Lot 3 - Hospital Road, Doddington, is accessed from Hospital Road, with a principal grass track serving the land.

Lot 4 – Turf Fen, Doddington, is principally accessed through a gated access off the Doddington Road. A secondary access is available from Turf Fen Lane.

DRAINAGE RATES

Internal Drainage Rates/Charges apply and will be payable by the Tenant. A copy of the latest invoice is contained within the dataroom.

SUBLETTING/ ASSIGNMENT

The Tenant(s) is/are 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). The letting does not include any BPS entitlements or transfer of any de-linked payments.

COUNTRYSIDE STEWARDSHIP/ ENVIRONMENT SCHEMES

The land detailed within these particulars has previously been part of a Countryside Stewardship Mid Tier Agreement, although is not currently entered into any Environmental Stewardship Scheme. The land was part of an SFI 2022 scheme, which has now ended.

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.

SERVICES

Lot 1 – Four Hundred Farm, Benwick; Single Phase Electricity, 250t Underfloor drier with diesel fan & LPG gas burner, diesel tanks, rainwater harvesting tanks providing 49,000L, No mains water.

Lot 2 – Parson's Land Drove, Doddington; Single Phase Electricity, mains water supply with 25,000L of stored water tanks.

Lot 4 – Turf Fen, Doddington; 10,000L Water storage tank.

ABSTRACTION LICENCE

Lot 4 (Turf Fen, Doddington), benefits from a Licence to Abstract Water to a maximum of 2,273 cubic meters per year, a copy of which is contained within the data room.

There are no abstraction rights attached to Lots 1, 2 or 3.

LAND DRAINAGE & DITCHES

The land benefits from a well-maintained land drainage system the most recent of which was installed within fields 13b & 18.

The landowner has undertaken regular ditch maintenance over all lots and full details of ditching works undertaken together with detailed land drainage plans are set out within the dataroom.

WAYLEAVES AND EASEMENTS

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

There are overhead power lines crossing lots 1, 2 & 4. There is a water supply located within the farmyard area of Lot 2 (Parson's Land Drove).

SPORTING RIGHTS

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

RIGHTS OF WAY

Public Footpath 64/14 crosses part of Lot 3

There are no Public Rights of way crossing Lots 1, 2 or 4.

HOLDOVER

The Landlord reserves the following rights of holdover:

Crop Storage – The right to use buildings A, B, C, D & E at Lot 1 - Four Hundred Farm, Benwick (including drying facilities) and buildings L, M & N at Lot 2 - Parson's Land Farm buildings for the storage and loading out of in store crops until 30th April 2025.

Long Term Crop Storage - The right to use Buildings B&C for the storage and loading out of in store crops until 30th June 2025.

Sugar Beet – The right to harvest, store and remove all sugar beet crops. Storage and loading of crops along the track edge/headland of fields 2&3 within Lot 1 (Four Hundred Farm Benwick), and for storage within fields 12 & 16 within Lot 3 (Hospital Road, Doddington).

The Landlord also reserves the right to use the hard standing within the farm yard area of Lot 1 (Four Hundred Farm, Benwick). It is anticipated that Sugar Beet will be moved by 30th November 2024, but the Landlord reserves a right of holdover until 31st January 2025.

Machinery Storage – The right to store machinery within Buildings F, I, J & K at Four Hundred Farm, Benwick (Lot 1) until 30th July 2025.

Machinery Auction - The right to conduct a machinery auction within the farmyard, buildings and adjoining land within Lot 1 (Four Hundred Farm).

INFORMATION PACK / DATA ROOM

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

- Plans of Lots 1, 2, 3 & 4
- 5 Years cropping history
- Soil Analysis
- Application records
- Drainage Plans
- Tender Form
- Draft Farm Business Tenancy
- Drainage charges

TENANCY AGREEMENTS

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

- Six-year term from 29th September 2024
- Rent to be payable half yearly in advance on 29th September and 25th March
- No whole farm or whole lot stewardship or SFI options
- No Energy crops to be grown
- Full Repairing and Insuring
- 3 yearly rent reviews

EARLY ENTRY

The incoming Tenant(s) will be permitted to take early entry at their own risk, where there are no holdover provisions.

VIEWING

All Lots will be available to view on the following viewing days:

- 17th April 2024 10am – 2pm
- 1st May 2024 10am – 2pm

A representative of the letting agent will be available on the viewing days at Four Hundred Farm (Lot 1) and at Parson's Land Drove (Lot 2) within the farm buildings.

If you are unable to view on either of the above viewing days and wish to view, please contact the letting agent; Tel: 01480 213811

FORM OF TENDER

Applicants should complete the Tender Forms within the Information Pack and return the same via post or email to: James Bailey, Brown & Co, The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire, MK44 3AL / james.bailey@brown-co.com

All Tender submissions must include a proposed cropping plan for the initial term (6 years) & supporting information.

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

RECORD OF CONDITION

Prior to completion of the Tenancy agreement(s) a photographic record of condition will be completed and annexed to the Tenancy agreement(s) including soil records.

NEAREST POSTCODES/ WHAT3WORDS

Lot 1 (Four Hundred Farm) PE26 2XU / PUDDINGS.MULLED.MERCHANT
Lot 2 (Parson's Land Drove) PE15 0UD / WINTER.HARSH.PODS
Lot 3 (Hospital Road) PE15 0SL / SERIES.REPAIR.FEAR
Lot 4 (Turf Fen) PE15 0SU / FOLDERS.BASICS.SECURING

VALUE ADDED TAX (VAT)

Should any letting of the land or any rights attached become a chargeable supply for the purposes of VAT, such tax will be payable by the Tenant(s).

STATUTORY DESIGNATIONS

All of the land within these particulars is detailed as being within a Nitrate Vulnerable Zone (NVZ).

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

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.

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 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.

HEALTH & SAFETY

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

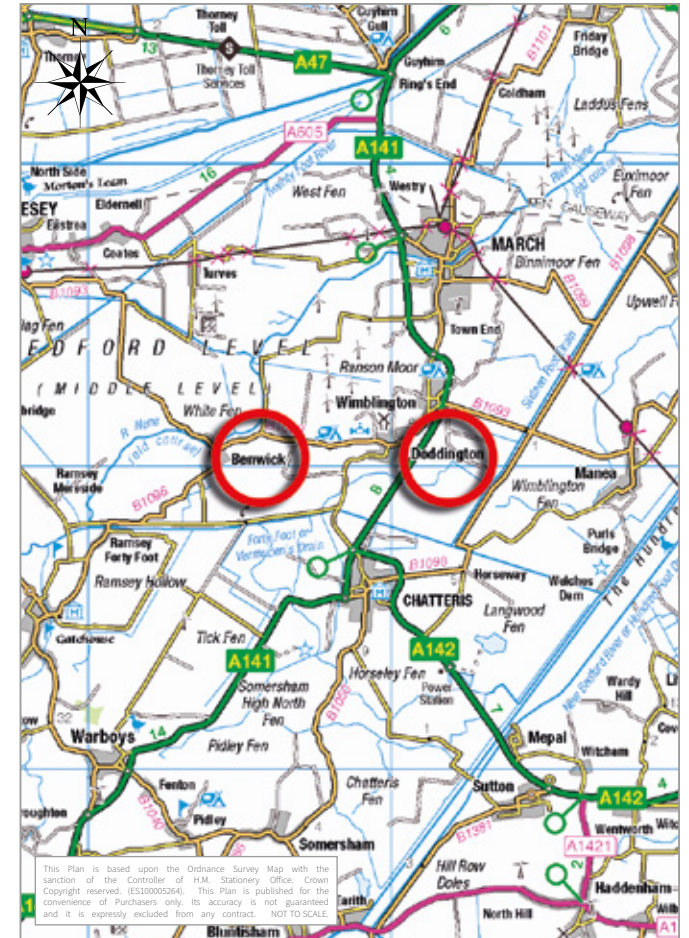
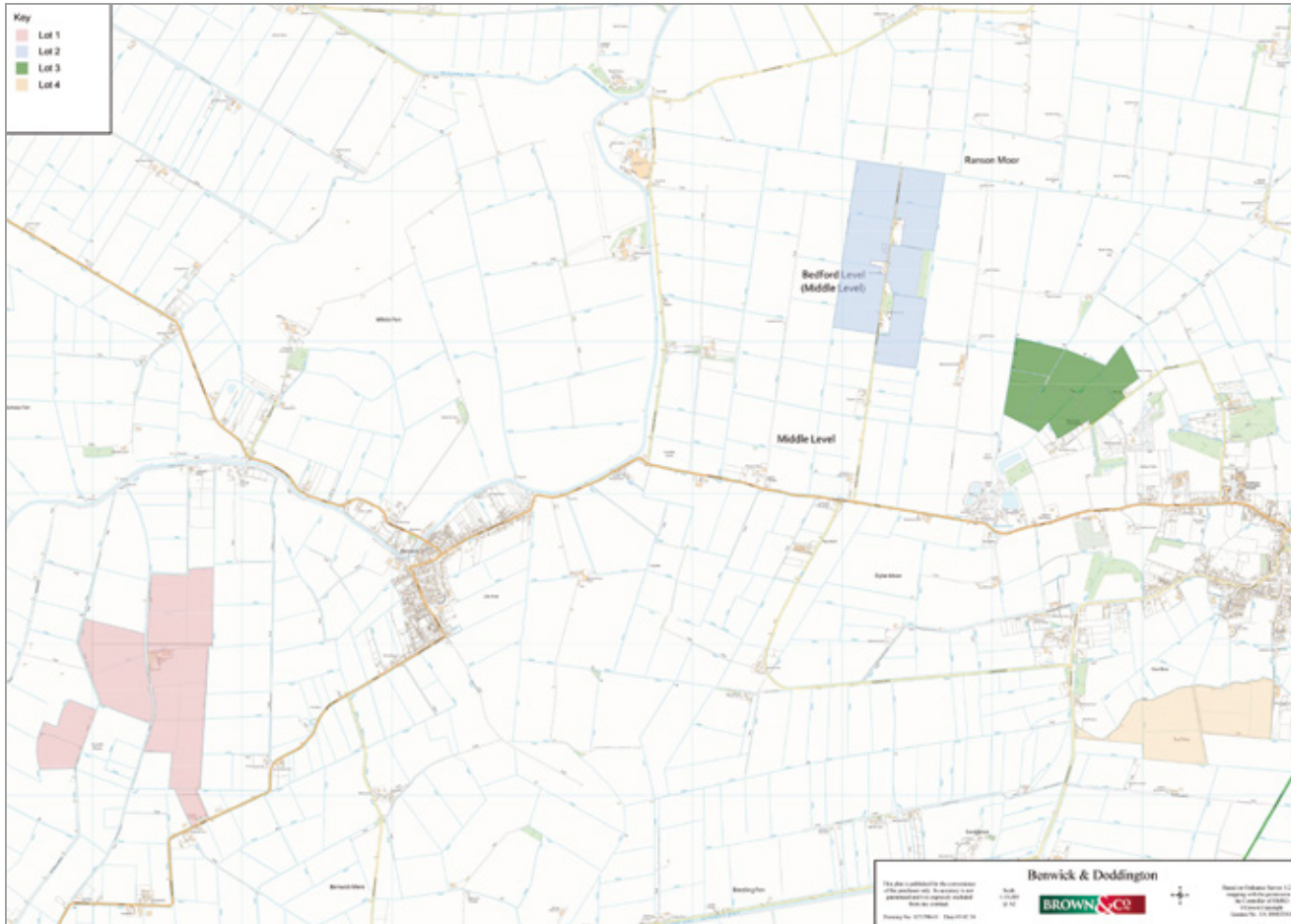
INGOING VALUATION

The incoming Tenant in respect of Lot 1 shall be required to purchase all fuel stocks (if any) at cost.

SUGAR BEET QUOTA

The Landlord currently has a 3,400t sugar beet quota with British Sugar and subject to British Sugars consent this may be available by separate negotiation. For the avoidance of doubt the quota is not included as part of any letting.

LOT & FIELD NUMBER	PARCEL ID	ELIGIBLE AREA HA	2024	2023	2022	2021	2020
Lot 1 - Four Hundred Farm							
1	TL3288 6693	2.65	S Barley	S Barley	W Wheat	W Wheat	Beans
2	TL3289 6535	12.41	Sugar Beet	S Barley	W Wheat	W Wheat	Beans
3	TL3289 5985	7.50	Sugar Beet	S Barley	S Barley	W Wheat	Sugar Beet
4	TL3290 7325	8.95	Beans	W Wheat	Onions	W Wheat	W Wheat
5	TL3290 5134	6.06	Beans	S Barley	W Wheat	Sugar Beet	W Wheat
6	TL3290 4911	6.62	Beans	W Wheat	W Wheat	Sugar Beet	S Wheat
7	TL3289 4951	7.76	Sugar Beet	W Wheat	Potatoes	W Wheat	W Wheat
8	TL3289 1199	10.73	S Barley	Sugar Beet	W Wheat	W Wheat	Onions
9	TL3289 2171	11.71	S Barley	W Wheat	Sugar Beet	S Barley	W Wheat
10	TL3289 8235	11.61	S Barley	Sugar Beet	W Wheat	W Wheat	Beans
		86.00					
Farm Yard & Buildings	TL3289 4289	1.03					
Woodland	TL3289 4088	0.47					
Track	TL3289 0366	0.99					
Track	TL3289 3688	1.16					
Track	TL3289 5985	0.15					
Track	TL3289 6535	0.26					
Track	TL3288 6693	0.06					
Woodland	TL3288 6693	0.17					
		90.29					
Lot 2 - Parson Land							
18	TL3792 1229	13.02	W Wheat	W Wheat	Beans	S Barley	S Wheat
19	TL3792 1768	8.88	W Wheat	Beans	S Barley	W Wheat	Sugar Beet
20	TL3793 2201	10.47	W Wheat	Beans	W Wheat	Sugar Beet	W Wheat
21	TL3793 5302	6.64	W Wheat	W Wheat	Sugar Beet	W Wheat	W Wheat
22	TL3792 4976	7.01	W Wheat	Sugar Beet	W Wheat	Onions	S Barley
23	TL3792 4446	6.87	W Wheat	W Wheat	Sugar Beet	S Barley	W Wheat
24	TL3792 4005	11.39	W Wheat	Sugar Beet	W Wheat	Onions	S Barley
		64.28					
Farm Yard & Buildings	TL3792 2860	0.29					
		64.57					
Lot 3 - Hospital Road							
12	TL3891 5049	3.84	Beans	S Barley	W Wheat	Sugar Beet	S Barley
13	TL3891 3758	5.41	Beans	W Wheat	Sugar Beet	W Wheat	W Wheat
13B	TL3891 2065	6.05	W Wheat	W Wheat	Beans	S Barley	W Wheat
14	TL3891 2989	5.92	W Wheat	W Wheat	Beans	S Barley	S Barley
15	TL3891 5578	6.56	W Wheat	W Wheat	Beans	W Wheat	W Wheat
16	TL3891 6861	4.73	Beans	S Barley	W Wheat	Sugar Beet	S Barley
17	TL3891 8477	5.22	Beans	S Barley	Sugar Beet	S Barley	W Wheat
		37.73					
Beet Pad	TL3891 6861	0.09					
		37.82					
Lot 4 - Turf Fen							
25	TL3889 9145	3.82	W Wheat	W Wheat	W Wheat	Beans	S Wheat
26	TL3989 1957	8.99	W Wheat	W Wheat	W Wheat	Beans	S Wheat
27	TL3989 2132	8.21	W Wheat	W Wheat	W Wheat	Beans	S Wheat
28	TL3989 6158	6.52	W Wheat	Beans	W Wheat	W Wheat	Sugar Beet
29	TL3989 5446	4.77	W Wheat	Beans	W Wheat	W Wheat	Sugar Beet
30	TL3989 7856	5.53	W Wheat	Beans	W Wheat	W Wheat	Sugar Beet
		37.84					
Grass Triangle	TL3889 6040	0.86					
Grass Track	TL3889 8851	0.22					
Grass Track	TL3989 1968	0.21					
Grass Track	TL3989 5974	0.48					
Grass Track	TL3989 5870	0.07					
		39.68					
TOTAL ELIGIBLE AREA (HECTARES)		225.85					
TOTAL AREA (HECTARES)		232.36					



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 others 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 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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