



LAND AT MERTON MANOR & AVENELLS FARM

Gamlingay, Cambridgeshire

BROWN & CO

LAND AT MERTON MANOR & AVENELLS FARM

Gamlingay, Cambridgeshire

Available To Let by Informal Tender under a 3 -year Farm Business Tenancy

Closing Date 12 noon Friday 24th May 2024

Available as a whole comprising 99.97 hectares (247.03 acres)

INTRODUCTION

The Land at Merton Manor & Avenells Farm comprising 99.97 hectares (247.03 acres) of Grade 2 land split over 9 enclosures, is offered to the market to rent as a whole on a 3 year Farm Business Tenancy agreement.

THE LAND

The Land extends to 99.97 hectares (247.03 acres) of Grade 2 land split into 9 separate enclosures. Included within the letting is two parcels of permanent pasture extending to 4.81 hectares (11.89 acres). The permanent pasture will be required to remain for the duration of the fixed term. The soil is predominantly of the Hanslope soil series, being lime-rich soils over chalk or limestone capable of growing cereals and combinable crops. Towards the Potton Road the soil type is categorised as Bearstead 1 a slightly lighter soil type.

ACCESS

Access to the land parcels to the northeast of the village is from Long Lane or from the Warseley Road. These land parcels also benefit from access from internal trackways.

Access to the land parcels southeast of the village is from Poppyfields Estate off Station Road, Gamlingay. Land parcel TL2351 8767 can be accessed from the Potton Road.

Access is strictly prohibited via the Merton Farmyard.

PUBLIC RIGHT OF WAY

The parcels to the northeast of the village have a public right of way running east to west along the stone track way.

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 Tenants enter such schemes at their own risk.

WAYLEAVES AND EASEMENTS

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

SPORTING RIGHTS

The sporting rights are excluded.

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):

- Three-year term from 29th September 2024 to 28th September 2027
- Rent to be payable half yearly in advance on 29th September and 25th March
- Full Repairing and Insuring
- The Landlord reserves the right to terminate part or the whole of the agreement with at least 12 months' notice for non-agricultural purposes

The Landlord may be prepared to extend the fixed term with the prospective Tenant following the expiration of the initial fixed term.



FARM BUILDINGS

The agricultural buildings that form part of Merton Farmyard are excluded from the Farm Business Tenancy.

The Landlord has, however, said that if there was a requirement to let the more modern farm buildings at the rear of the yard, particularly the general-purpose building and the old grain-store, there may be willingness to let these on an annual licence by separate negotiation with the Letting Agents.

Tenders received should not be linked or contingent to having the farm buildings on an annual licence.

VIEWING

There is a designated viewing day on Tuesday 7th May 2024. Should you wish to attend, please register your interest with the Letting Agents.

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

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

NEAREST POSTCODES/WHAT3WORDS

Nearest postcode: SG19 3EP

what3words: ///airliners.drums.saloons and ///bashful.carpets.imply

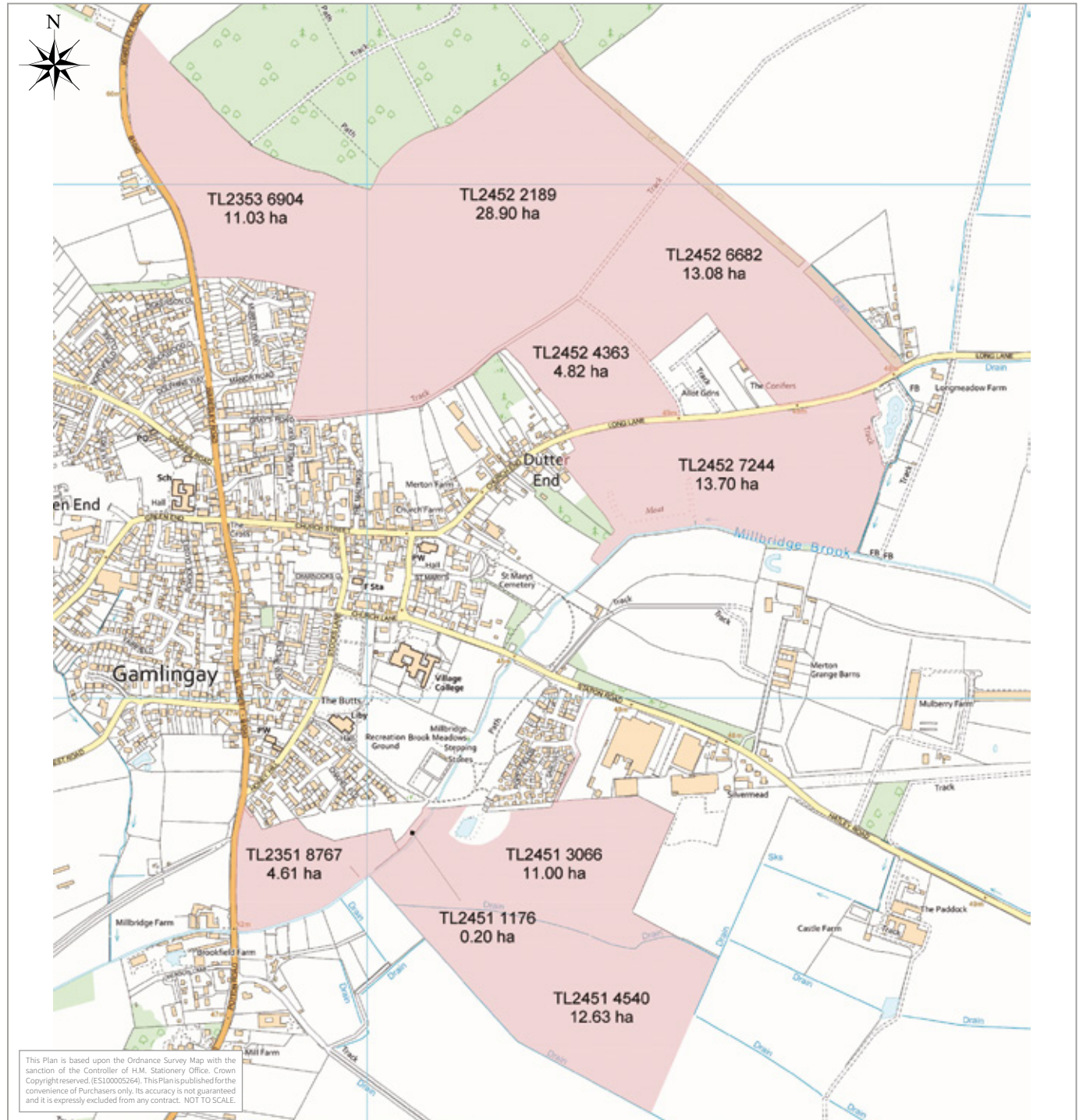
FORM OF TENDER

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 24th May 2024.

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.



CROPPING SCHEDULE

Field Name	OS Number	NG Number	Ha	Ac	2020	2021	2022	2023	2024
Rex's	TL2353	6904	11.03	27.26	W.Wheat	W.Barley (Malting)	W.Barley (Feed)	W. Beans	W.Wheat
Behind the Farm	TL2452	2189	28.90	71.41	W.Barley (Feed)	W.Barley (Malting)	W.Beans	W.Wheat	W.Wheat
Small Short Lane	TL2452	4363	4.82	11.91	Rye	W.Barley	W.OSR	W.Wheat	W.Wheat
Whitbreads	TL2452	6682	13.08	32.32	W.Barley (Feed)	Rye	Rye	W.Barley (Feed)	Rye
Allotments	TL2452	7244	13.70	33.85	W.Wheat	W.Barley (Malting)	Rye	W.Barley (Malting)	Rye
Station Road Far	TL2451	4540	12.63	31.21	Rye	Rye	W.Barley (Feed)	W.Barley (Feed)	Rye
Station Road Near	TL2451	3066	11.00	27.18	Rye	Rye	W.Barley (Feed)	W.Barley (Feed)	Rye
Potton Road	TL2351	8767	4.61	11.39	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
	TL2451	1176	0.20	0.49	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
TOTAL			99.97	247.03					



The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL
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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
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 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 April 2024. Brochure by wordperfectprint.com.

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