

**Circa 121.32 acres (49.1 ha) of land at Great Binnal Farm, Nordley, Bridgnorth, WV16 4SU**

**AVAILABLE AS A WHOLE VIA INFORMAL TENDER DEADLINE 19<sup>TH</sup> AUGUST 2024 AT 12 NOON**

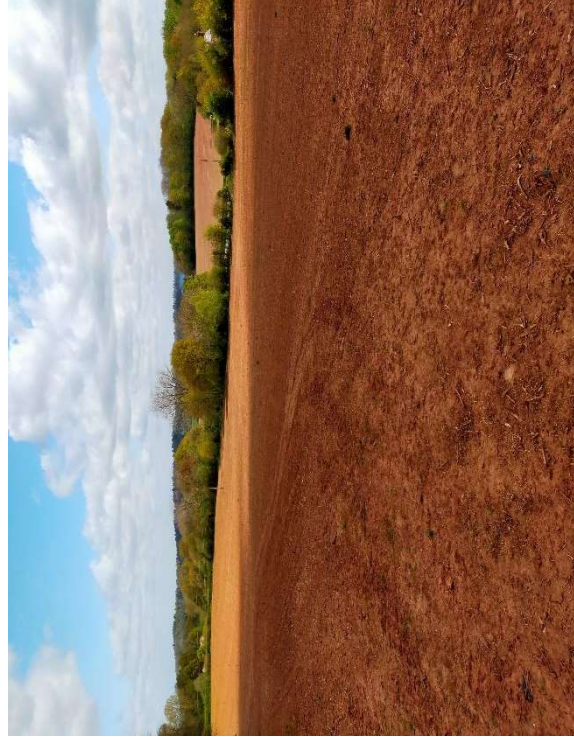
**01562 820880**

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## INFORMAL TENDER



### SPECIFICATION

- **Approximately 121.32 acres of mixed base-rich loamy and clayey soils, on mostly level and gently sloping land**
- **88.49 Acres of arable**
- **Grade 3 Soil**
- **Available as a whole**
- **Ideal bolt on to an existing unit**
- **Close by to the A442 & A458**

### **SITUATION**

The land is situated to the north of the settlement of Bridgnorth, a small town within the County of Shropshire. The land is approximately 10.7 miles south of the town of Telford, whilst also being 10.9 miles from the J7 Interchange of the M54 which leads from Telford in the west, to Wolverhampton and beyond to the east.

### **DESCRIPTION**

The land at Great Binnal Farm is a productive mixed arable and pasture holding, the land previously farmed for several decades by a longstanding family under an AHA Agreement. The land is described as Grade 3, the previous farmer having planted a variety of grasses whilst accommodating options of a now expired stewardship agreement.

### **LANDLORD STATEMENT**

The Landlord seeks an experienced Tenant who will be able to farm the holding in a productive manner. The Landlord has initially offered a 5-year term, however for the 'right Tenant, the Landlord would be pleased to extend the tenancy after the first three years and create a '10-year term'. The Landlord would be pleased to review applications that incorporate both SFI and Standalone Capital Grants, contributing where needed to ensure a successful tenancy.

### **Summary of Tenancy Terms**

Please refer to the Tender Pack for detailed information.

**Term:** 5-year initial fixed term, most likely with option to extend subject to agreement between the Parties at the time.

**Break date:** None

**Start Date:** 29<sup>th</sup> September 2024. Early entry for the land to facilitate winter cropping may be possible by separate arrangement with the outgoing Tenant.

**Rent Payment Dates:** The rent will be paid quarterly in advance each year upon signing the Tenancy Agreement.

**Tenancy Agreement:** The successful applicant will make a contribution of £1,250 plus VAT towards the cost of preparing every tenancy agreement. The tenant will make a further contribution of £750 plus VAT towards the preparation of an overall schedule of condition.

**Repairs, Maintenance and Insurance:** The tenant will be required to first put, then keep and maintain all those parts of the holding identified in the tenancy agreement as being the responsibility of the tenant.

**Dilapidations:** Any dilapidations existing at the commencement of the tenancy are to be accepted by the incoming tenant as their responsibility without compensation being payable by the Landlord.

**Sporting and Mineral Rights:** Both are reserved from the tenancy agreement.

**Basic Payment Scheme Entitlements:** None

**Part Termination Provision:** The Landlord will reserve the customary right to terminate up to 10% part termination in any year of the tenancy.

**Tenure:** The farm is to be let as a whole under a single Farm Business Tenancy.

## General Information

**Use:** Agricultural

### Cropping

The fields at Great Binnal Farm are either permanent pasture or uncropped at 29<sup>th</sup> September 2024.

**Services:** There is a mains water connection, however this has not been used for some years. Neither the Agent, nor the Landlord, guarantees its condition nor flow.

**Local Authority:** Shropshire Council

**Nitrate Vulnerable Zone:** The land is located within a Nitrate Vulnerable Zone.

**Wayleaves, Rights of Way, etc:** The property is let subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables, etc or water or drainage pipes etc either passing upon, over or under it.

### Access

The property is accessed by neighbouring roads where access is shared with other properties, as shown in brown on the plan.

**Countryside Stewardship:** The land is not currently entered into any agreement. The Landlord would be willing to consider any stewardship or environmental proposals an incoming tenant wishes to make.

**Plans & Boundary Fences:** An illustrative plan of the holdings is attached with these particulars. Applicants must satisfy themselves by inspection or otherwise to its accuracy. Please note the plans are not to scale and is not to be relied upon.

**Tenancy Agreement:** Detailed heads of terms for the tenancy agreement will be available on request. It is expected that a signed copy of the resulting tenancy agreement(s) will be returned within 28 days of acceptance of the successful tender.

**Health & Safety:** Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

**Tenders:** Informal tenders are invited by noon Monday 19<sup>th</sup> August 2024. Tender forms and detailed heads of terms for the tenancy agreement are available from Halls upon request (via email [carolinee@halls.gb.com](mailto:carolinee@halls.gb.com) or telephone 01562 820 880). All Tenders should be returned to the Halls office in Kidderminster in a sealed envelope marked "Land at Great Binnal Farm Tender". The bid should be submitted using the tender form provided clearly stating the amount of annual rent tendered in pounds sterling. The Landlord is under no obligation to accept the highest, or any Tender.

**Grid Reference** Ordnance Survey reference SO 70157 96795

**Ingoings** To be agreed with the Tenant. However, the Outgoing Tenant has elected not to plant any crops in the ground.

**Directions** From Bridgnorth take the B4373 northwards for 2 ½ miles, then take a sharp right onto a farm track. Continue 1/3 mile to reach the centre of the holding.

**What3Words:** [///bedched.situated.ferrying](https://www.what3words.com/#!/en/bedched/situated/ferrying)

**Disclaimer** These particulars are a guide and should not be relied upon for any purpose.

### SOLE AGENT

John Smith-Maxwell BSc (Hons) MRICS FAAV,  
Halls Holdings Limited, Gavel House, 137 Franche Road,  
Kidderminster, Worcestershire, DY11 5AP

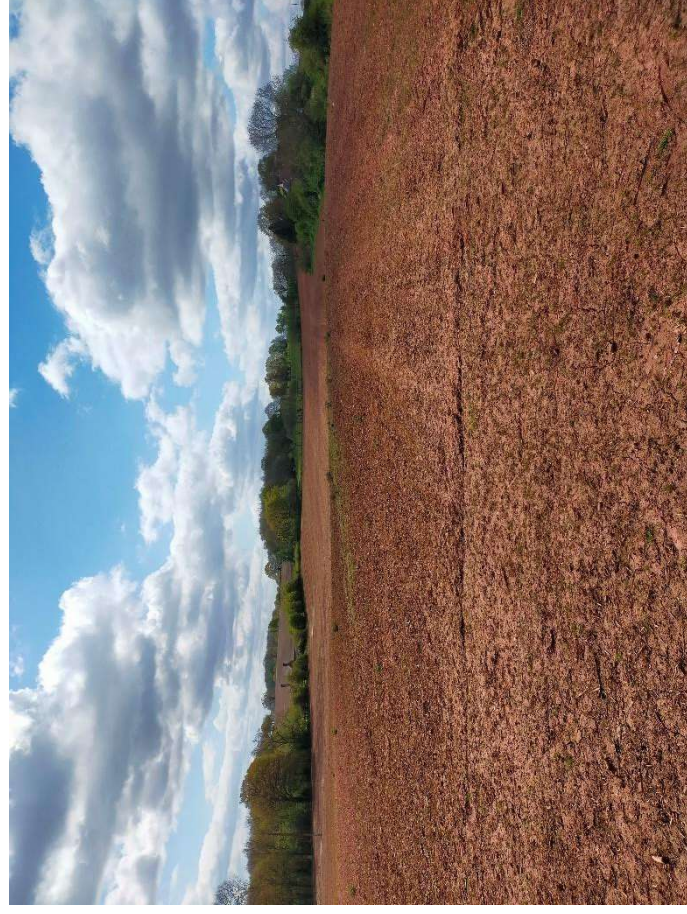
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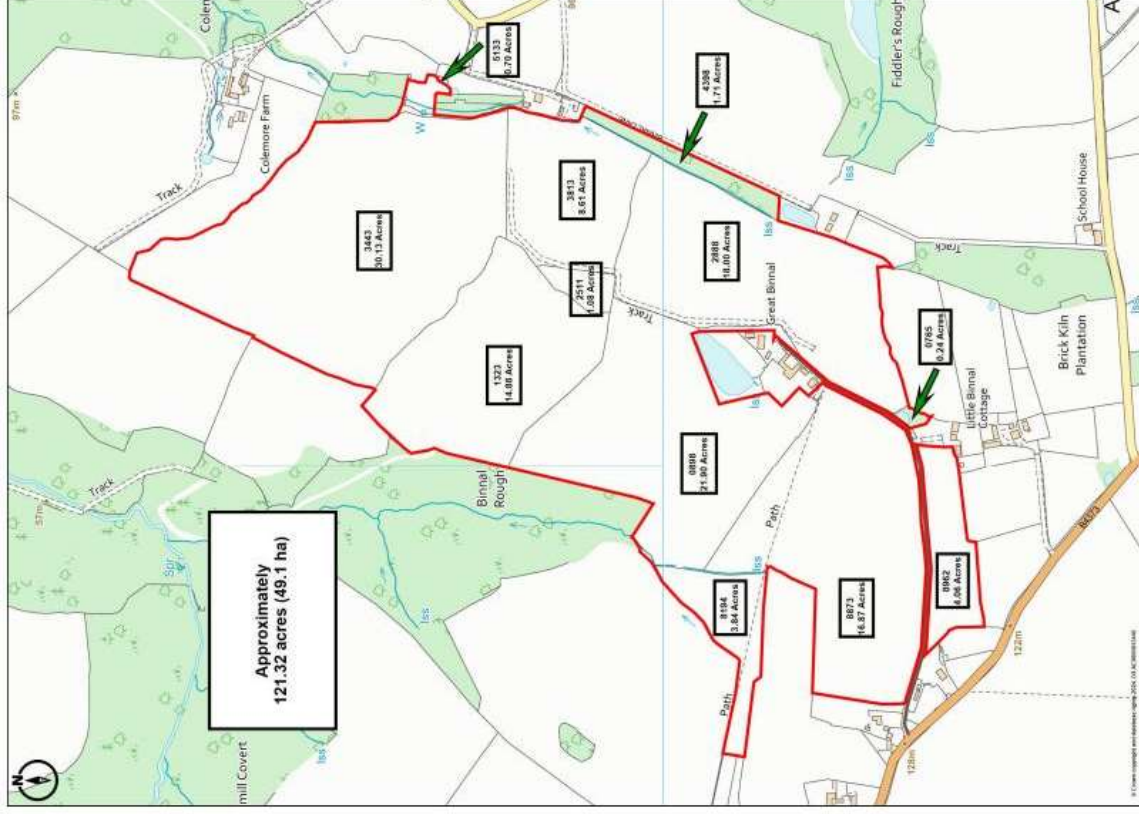
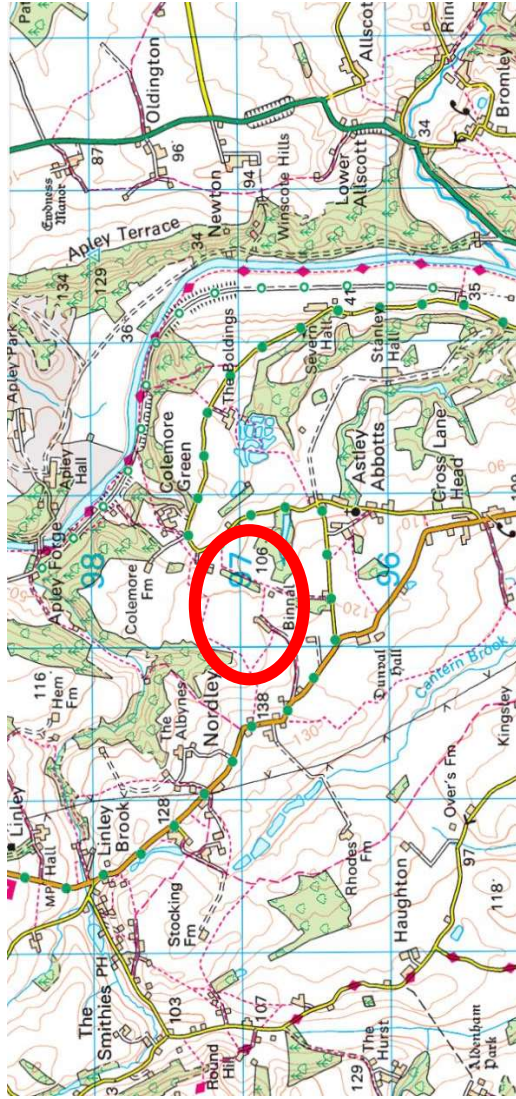
Field No.	DESCRIPTION	ACRES	HECTARES
SO 7097 3443	Arable	30.13	12.19
SO 7097 1323	Arable	14.88	6.02
SO 7097 1323	Spinney	1.08	0.44
SO 7097 3813	Arable	8.61	3.49
SO 7096 0898	Permanent Pasture	21.90	8.86
SO 7096 2888	Arable	18.00	7.29
SO 7096 4398	Woodland	1.71	0.69
SO 6996 8194	Permanent Pasture	3.84	1.55
SO 6996 8873	Arable	16.87	6.83
SO 6996 8962	Permanent Pasture	4.06	1.64
SO 7096 0765	Pond	0.24	0.10
<b>TOTAL</b>		<b>121.32</b>	<b>49.10</b>

**VIEWINGS**

Unaccompanied viewings of the land will be permitted provided applicants carry a set of these particulars to identify themselves. Please ensure all gates are left closed as there may be livestock on site.

**MONEY LAUNDERING REGULATIONS**

Should your offer be accepted, you will be required to provide identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.





**INFORMAL TENDER**

Approximately 121.32 acres (49.1 ha) of mostly arable and permanent pasture at Great Binnal Farm, Nordley, Bridgnorth, Shropshire, WV16 4SU

I/WE HEREBY OFFER A TOTAL SUM OF:

Rent: (Number) ..... (Words) .....

For the tenancy on the above-mentioned land. I/We will agree to observe and perform terms and conditions contained within the tender details if my/our offer is accepted.

NAME(S): .....

ADDRESS: .....  
.....

HOME NO: .....

MOBILE: .....

EMAIL: .....

SIGNED: ..... DATED: .....

The Vendor is under no obligation to accept any or the highest tender.

On acceptance of the offer, the applicant shall also undertake to provide the agents with upfront payment for their share of the tenancy agreement (£1,250 Plus VAT) and schedule of condition (£750 Plus VAT).

Upon signing the agreement, the Applicant will simultaneously undertake to paying the first quarters rent. The Applicant will be required to sign three copies of the agreement, a copy to be retained by the Landlord, Tenant & the Landlord’s Agent.

Please complete and return this form to Halls Holdings Ltd, Gavel House, 137 Franche Road, Kidderminster, Worcestershire, DY11 5AP. FAO John Smith-Maxwell by 12 noon on 19<sup>th</sup> August 2024. Please mark envelope ‘Land at Great Binnal Farm Tender’.

**Kidderminster office:** Gavel House, 137 Franche Road, Kidderminster, Worcestershire, DY11 5AP.  
T: 01562 820 880 E: kidderminster@hallsgb.com W: hallsgb.com



Offices at: Shrewsbury / Bishops Castle / Ellesmere / Oswestry / Welshpool / Whitchurch / **Kidderminster**

Halls Holdings Ltd, Registered Office, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR – Registered no. 06597073