

Cruso & Wilkin

TO LET BY INFORMAL TENDER

6.28 hectares (15.51 acres)

Arable Land at Clenchwarton, King's Lynn



**INFORMAL TENDERS TO BE RECEIVED BY
12 NOON FRIDAY 16th JUNE 2023**

Subject to Contract & Formal Documentation

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The Estate Office, Church Farm, Hillington,
King's Lynn, Norfolk PE31 6DH

Description:

The land offered to let comprises 6.28 hectares (15.51 acres) or thereabouts of Grade 1 arable land, currently farmed to a high standard by the outgoing Tenants who are retiring from farming at the end of harvest 2023. Over the last five years the land has been growing cereals.

Location & Directions:

The land is located on the outskirts of the village of West Lynn. If travelling west out of King's Lynn along the A47, drive over the bridge and at the Pullover roundabout take the third exit onto Clenchwarton Road. Travel along Clenchwarton Road for approximately 0.6 miles and as the road sweeps round to the left, the field entrance is located on the right hand side.

Nearest Postcode: PE34 3LQ
What3Words: fades. slows. Status

Access:

Access to the land is available via Clenchwarton Road.

Term:

The land will be offered to let for a term of five years on a Farm Business Tenancy (FBT) with effect from October 2023.

Rent:

Payable half yearly in advance upon 11th October and 6th April each year.

Rent Review:

Rent review to take place on the third anniversary of the term in line with market rent at the time of review.

Break Clause:

There will be a break clause within the Tenancy agreement, activated by either the Landlord or Tenant on the expiry of two years from the commencement of the Tenancy subject to six months notice in writing.

Tenders:

Tenders should be received in writing by the Agent no later than 12 noon on Friday 16th June 2023.

Resumption Clause:

Should the Landlords or their representatives secure planning permission on all or part of the holding during the term of the agreement, they may issue notice of resumption on the relevant part, subject to the reimbursement of the tenants losses.

Cropping History:

Year	Crop
2022/23	Winter Wheat
2021/22	Spring Barley
2020/21	Spring Barley
2019/20	Spring Barley
2018/19	Winter Wheat

Cropping Restrictions:

The prospective Tenant should note that the land is to remain in agricultural production for the entirety of the Tenancy. There will be a prohibition against the keeping of pigs. The growing of sugar beet and potatoes is allowable subject to prior authorisation of the cropping rotation by the Landlord or his Agent.

Maintenance & Repair:

The Tenant during the term of the Tenancy will be responsible for maintaining all fences, hedges, ditches, water courses, gates, posts, bridges, culverts and tracks where relevant in good and sound condition ensuring that all water courses, ditches and grips and field drains are dug out and kept clear from obstruction at all times as appropriate.

Services & Irrigation:

The land does not have the benefit of any services, including no irrigation.

Drainage Rates:

The land is registered for Drainage Rates, payable to King's Lynn Internal Drainage Board. Payments will be apportioned according to the date of Tenancy commencement. The land benefits from extensive under draining, with copies of the drainage plan available upon request.

Nitrate Vulnerable Zones:

The land offered to let is not within a Nitrate Vulnerable Zone.

Ingoing Valuation:

There will be no Tenant Right Valuation (as though between an incoming and outgoing tenant) in respect of unexhausted nor residual manorial values neither shall there be any allowance or set off in respect of dilapidations, if any.

Basic Payment Scheme:

The land is currently registered for the Basic Payment Scheme and claims have previously been submitted however it is not let with the benefit of any entitlements.

Countryside Stewardship Scheme & Sustainable Farming Incentive:

The land is not currently included in any Schemes.

Ingoing Valuation:

There will be no ingoing valuation and no claim in respect of any dilapidations neither shall there be any set-off or allowance in respect of unexhausted nor residual manorial values.

Holdover & Early Entry:

The Landlord will reserve the right to holdover to harvest and remove the straw from the 2023 harvest. Early entry may be granted to the incoming Tenant after completing the Tenancy agreement and following the removal of straw.

Wayleaves, Easements & Rights of Way:

The property is offered to let, subject to and with the benefit of all existing rights of way whether public or private light support drainage or water electricity supplies and other rights and obligations easements quasi-easements and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not. The benefits of any wayleaves currently in place are to be retained by the Landlord.

We are aware that King's Lynn Internal Drainage Board are granted access to maintain the IDB drain along the northern elevation of the field.

Boundaries, Plans, Areas Schedules & Disputes:

The Tenant will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the letting nor entitle any party to compensation in respect thereof.

Value Added Tax:

All quotes rentals and prices are exclusive of VAT and the Landlord reserves the right to charge VAT on the rent passing should an election for VAT become applicable in relation to the land.

Assignment & Sub-letting:

The Tenant will not assign or sub-let all or part of the holding.

Contracts & Quotas:

The land does not come with the benefit of any contracts nor quotas.

Subject to Contract:

These letting particulars together with the supplementary information supplied are prepared subject to contract and formal documentation.

Sporting, Timber & Mineral Rights:

The rights insofar as they are owned are exclusively reserved out of the Tenancy. The Landlord does not propose to let shooting rights to any third party but may retain them for his own enjoyment.

Viewing:

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel. 01553 691691. All viewings to be conducted during daylight hours only, on foot, with a copy of these particulars in hand.

Health & Safety:

Given the potential hazards and use of the land we would ask you to be as vigilant as possible when making an inspection for your own personal safety. We request that viewers are not accompanied by either children or dogs for their own safety.

Local Authorities:

Borough Council of King's Lynn and West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Tel: 01553 616200

Measurements & Other Information:

All measurements are approximate and areas are based on the Rural Payments Agency (RPA) acreages. Whilst we endeavour to make our letting particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Particulars Prepared: May 2023

Photographs Taken: April 2023



