

Cruso & Wilkin

TO LET BY INFORMAL TENDER

**Detached Farmhouse, Arable Lands and Buildings
at West Lynn, Terrington Marsh and Tilney,**

LOT 1



Offered as a whole or in 5 lots

INFORMAL TENDERS TO BE RECEIVED BY

12 NOON FRIDAY 16th JUNE 2023

Subject to Contract & Formal Documentation

Alex Ison 01553 691691
ai@crusowilkin.co.uk

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

Description:

The partners of E W Groves Farms Limited have decided to retire from farming, which gives us the opportunity of offering their holding to the rental market on a five year Farm Business Tenancy.

Due to the arrangement of the holding we are offering the same on the basis of a whole or divided into 5 lots.

1. New Common Marsh Farmhouse

A 4 bedroom detached farmhouse, large garden, pond and outbuildings. (Edged Mauve)

2. New Common Marsh Farm and agreed buildings

Approx. 61.54 hectares (152.06 acres) in 5 enclosures (Edged Red)

3. New Roman Bank Field

Approx 8.32 hectares (20.55 acres) in 1 enclosure (Edged Yellow)

4. Whitecross Lane, Tilney

Approx. 15.66 hectares (38.69 acres) in 3 enclosures (Edged Blue)

5. North Farm, West Lynn

Approx. 58.03 hectares (143.39 acres) in 6 enclosures. (Edged Green)

Grade 1 arable lands, currently farmed to a high standard by the current owners 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 lands are located on the outskirts of the villages of West Lynn, Tilney and the town of Terrington St Clement. The locations of the holdings are identified on the attached site location plan.

Access:

Access to the lands are available either directly off the council highway or private access roadways, as applicable.

Term:

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

The Farmhouse will be offered under similar terms or a term to be agreed if let separate to the lands.

Rent:

Agricultural rents are payable half yearly in advance upon 11th October and 6th April each year.

The Farmhouse rent payable monthly in advance, if let separately.

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 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.

Buildings and Insurance:

There may be the opportunity of renting the agricultural buildings with the holdings, subject to prior approval, this is on the understanding the Tenants will be responsible for the reimbursement of the Insurance Premium for the same.

Services & Irrigation:

The land does not have the benefit of any services, including no irrigation. The buildings at New Common Marsh are serviced (Electricity and Water), the tenants responsible for the metered charges.

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.

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 (Lump Sum Exit Scheme).

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.

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. No set off for dilapidations

Dyke Management:

The tenant is to be responsible for all dykes except for any main IDB drains or leading drains if applicable.

Tenants Improvements:

Improvements by the Tenant will only be permitted with the prior written consent of the Landlord.

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 drains as applicable.

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.

Local Authorities:

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

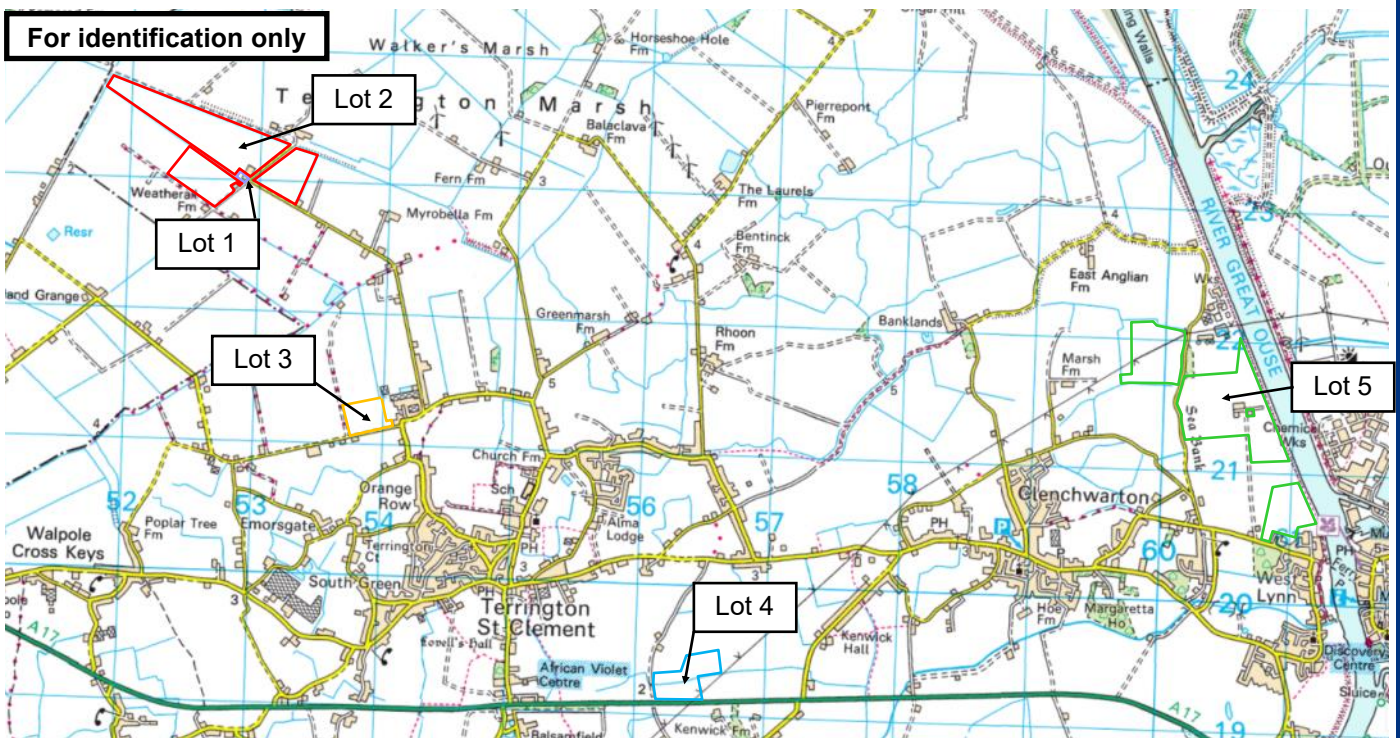
Tel: 01553 616200

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



Holdover & Early Entry:

The Landlord reserves the right of holdover, to harvest and remove the straw from the 2023 harvest. All BPs income from the 2023 year (and previous years) is reserved by the owners, the incoming tenants are responsible for maintaining the holding in accordance with cross compliance management rules, until 31st December 2023.

Early entry may be granted to the incoming Tenant after completing the Tenancy agreement and following the removal of straw.

Stamp Duty land Tax:

Where applicable the ingoing Tenant will be responsible for meeting the costs of having the Agreement stamped.

Land Registry:

The ingoing Tenant will be responsible for meeting the costs of registering the tenancy with Land Registry (as applicable).

Fixtures and Fittings:

Any fixtures, fittings or equipment shown on the photographs or seen during viewing are not necessarily included within the letting.

Soil Indices:

A record of the soil indices will be obtained by the Landlord's at the start of the tenancy, during and before the end of the term. It is expected that the land is farmed in accordance with the rules of good husbandry and the indices are maintained.

Viewing Day: Strictly by prior appointment with the Vendor's Agents, Cruso & Wilkin, tel. 01553 691691.

Attendance at the viewing day is not compulsory, if you wish to apply. The farm will be available for inspection on Wednesday May 2023 between 1pm and 4pm. You should ensure you bring a set of particulars with you. The properties are currently working farms. Viewers should be careful and vigilant whilst on the holdings.

Care should be taken to prevent damage to crops and to respect the occupation of the farm by the owners on the day. Viewing at all other times is strictly prohibited. Neither the Landlords nor the Agents are responsible for the safety of those viewing the properties and accordingly those viewing the properties do so at their own risk.

Health & Safety:

Given the potential hazards of a working farm yard and the use of the lands, 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.

Method of Letting:

The properties are being let by Informal Tender. Applications must be submitted online to the letting agents by 12 Noon on 26th May 2023. The agents will only accept applications that have been submitted in person.

Applications must be accompanied by a business plan that contains the following information:

- Business name
- Business summary
- Business aims and objectives
- Financial summary (to include a tender rent and machinery schedule and financial forecasts for the first three years of the proposed business to include cashflow, gross margins, capital budget, profit and loss forecast and sensitivity analysis)
- Management strategy
- Marketing and sales strategy
- Targets and timescales
- SWOT analysis (strengths, weaknesses, opportunities and threats)
- Business strapline

Applicants are advised to carefully consider the tenant selection criteria.

AGENTS NOTE

For clarification we wish to inform prospective Tenants that we have prepared these letting particulars as a general guide. Areas and field references are taken from Ordnance Survey and Rural Land Register plans and digital maps. The plans are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed. All measurements quoted are approximate and subject to measured survey. These particulars do not form part of the proposed tenancy.

Lot 1 (Edged Mauve)

New Common Marsh Farmhouse

Detached 4 bedroom farmhouse with large garden, off road parking and general purpose storage outbuildings.

Brick construction under tiled pitched roof.

Accommodation

Side Entrance to:-
Ground Floor

Entrance Hall/ office (9.45m x 3.17m) cupboard off with Camray oil fired boiler. Meters to house and Farm buildings.

Kitchen (5.98m x 3.27m) two sink units fitted floor and wall cupboards with worksurfaces, led lights, cooker point, plumbing for washing machine and dishwasher.

Bathroom (3.27m x 2.17m) Bath with electric shower above, w.c., bidet, hand wash basin, airing cupboard.

Conservatory (4.93m x 3.40m) access to side garden.

Dining/Living Room (6.71m x 4.33m) Fireplace, 2 rads, dual aspect.

Lounge (6.66m x 2.76m + 3.57m x 1.5m) Dual aspect, 2 rads, fireplace.

Front Hall (2.74m x 2.38m) Front door, cupboard under stairs, stairs to first floor.

First Floor

Bedroom 1 (4.31m x 3.76m) double rad.

Bedroom 2 (3.27m x 2.83m) double rad.

Bedroom 3 (3.30n x 2.81m) cupboard with immersion tank, double rad.

Bedroom 4 (4.33m x 3.76m) walk in hanging cupboard, double rad.

Bathroom Fully tiled, vanity basin with cupboard, bath, w.c. double rad.

Outside

Off road parking

Various storage outbuildings. Rear paved patio area.

Large front, side and rear lawned garden areas.

Lot 2 (Edged Red)

New Common Marsh Farmland and buildings
Approx. 61.54 hectares arable land in 5 enclosures.

Farm buildings to include:-

Semi redundant Machinery Store 12.5m x 5.5m

Machinery Building 27m x 15m SPF power and light

Corn store 27m x 13m SPF power & light duct floor

Romney Store 23.5m x 8.5m

Grain Store 30m x 14.4m SPF, timber grain walls.

Farm Yard storage areas

The inclusion of these buildings are by agreement for inclusion within the tenancy.

Lot 3 (Edged Yellow)

New Roman Bank Field

Approx 8.32 hectares arable land in one enclosure with a small storage hardstanding area.

Lot 4 (Edged Blue)

Land off Whitecross Lane (north), Tilney All Saints

Approx. 15.66 hectares in 3 enclosures.

Lot 5 (Edged Green)

Lands at North Farm, West Lynn

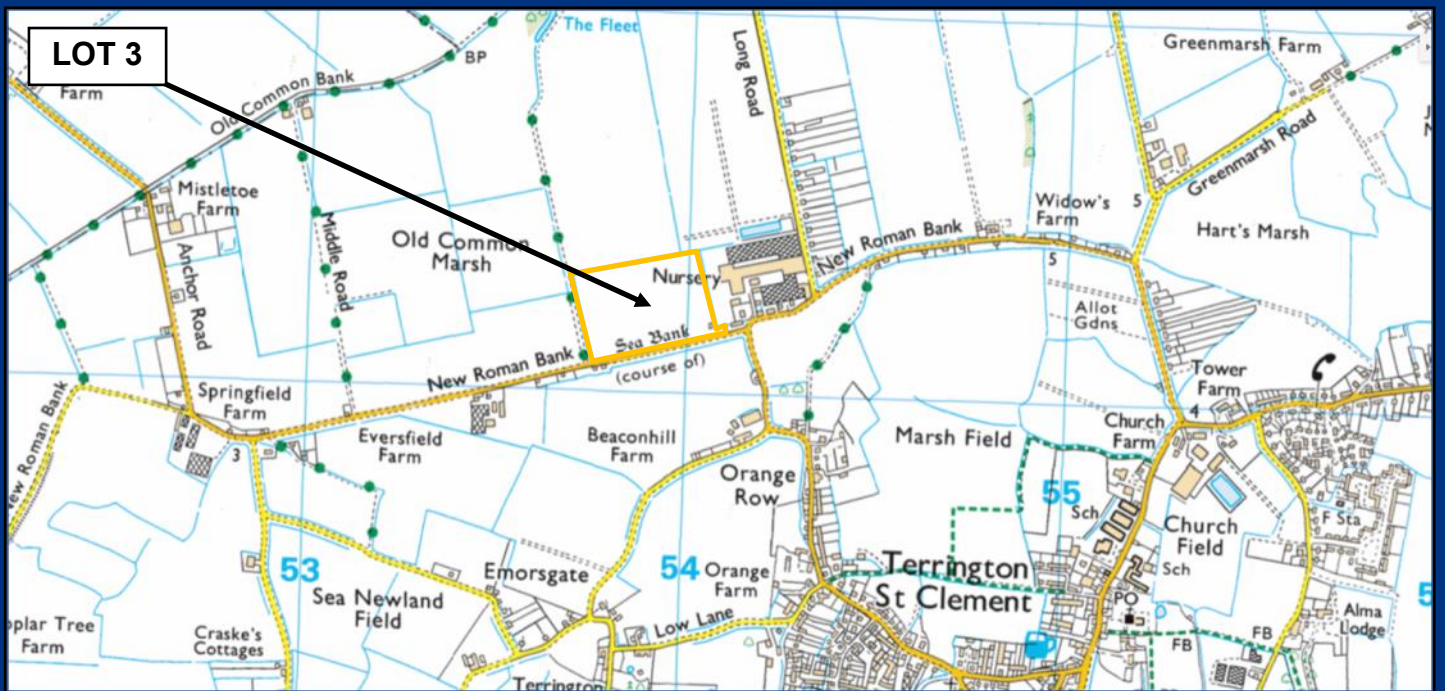
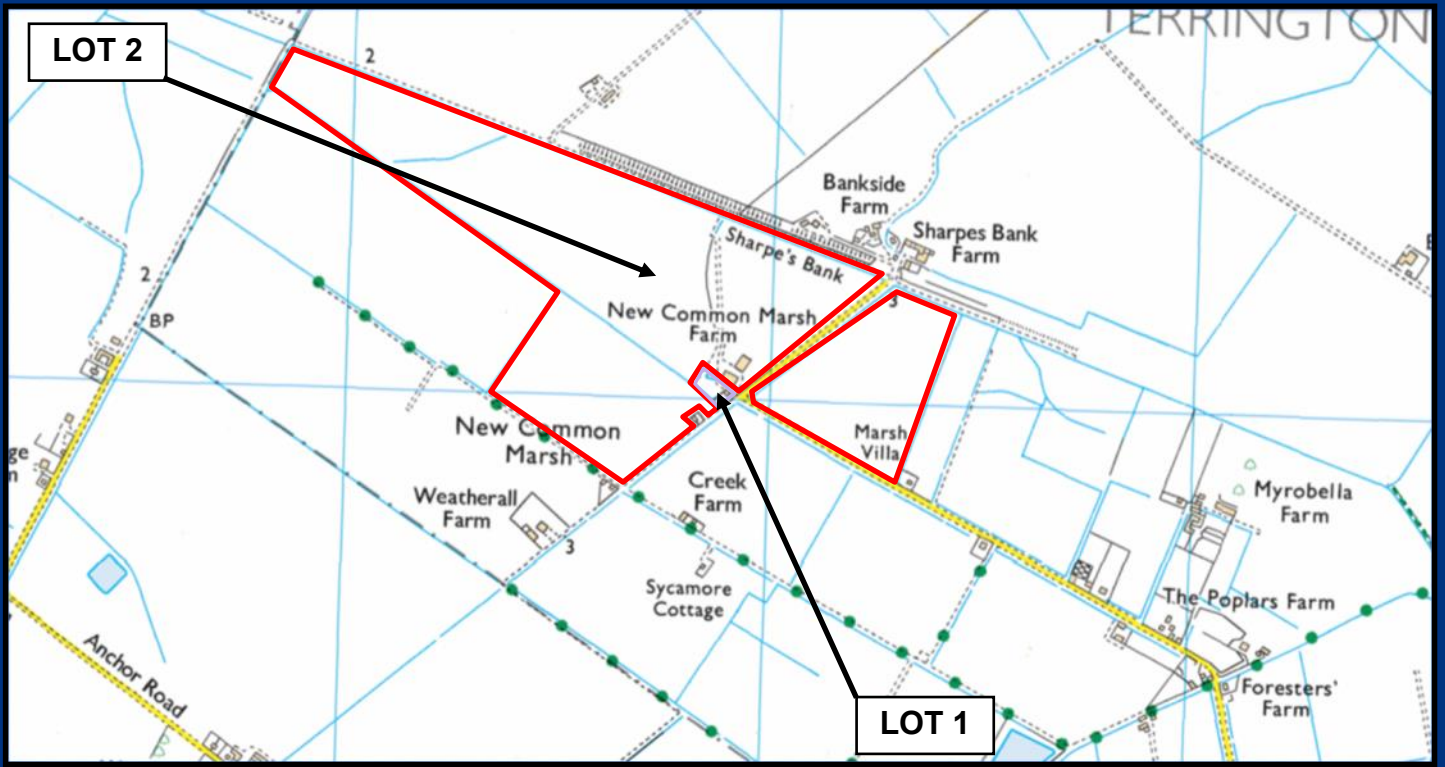
Approx. 58.03 hectares in 6 enclosures.

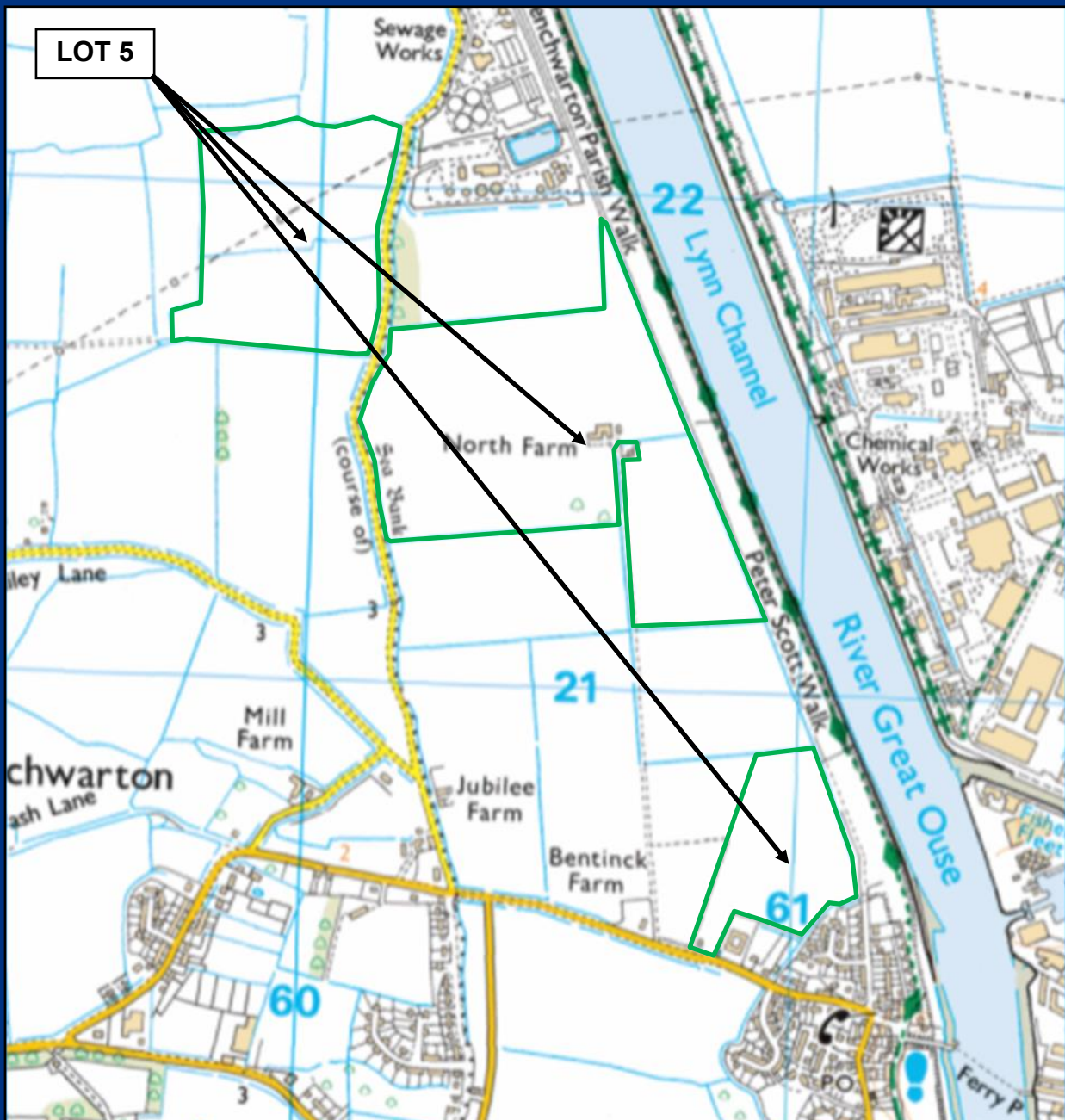
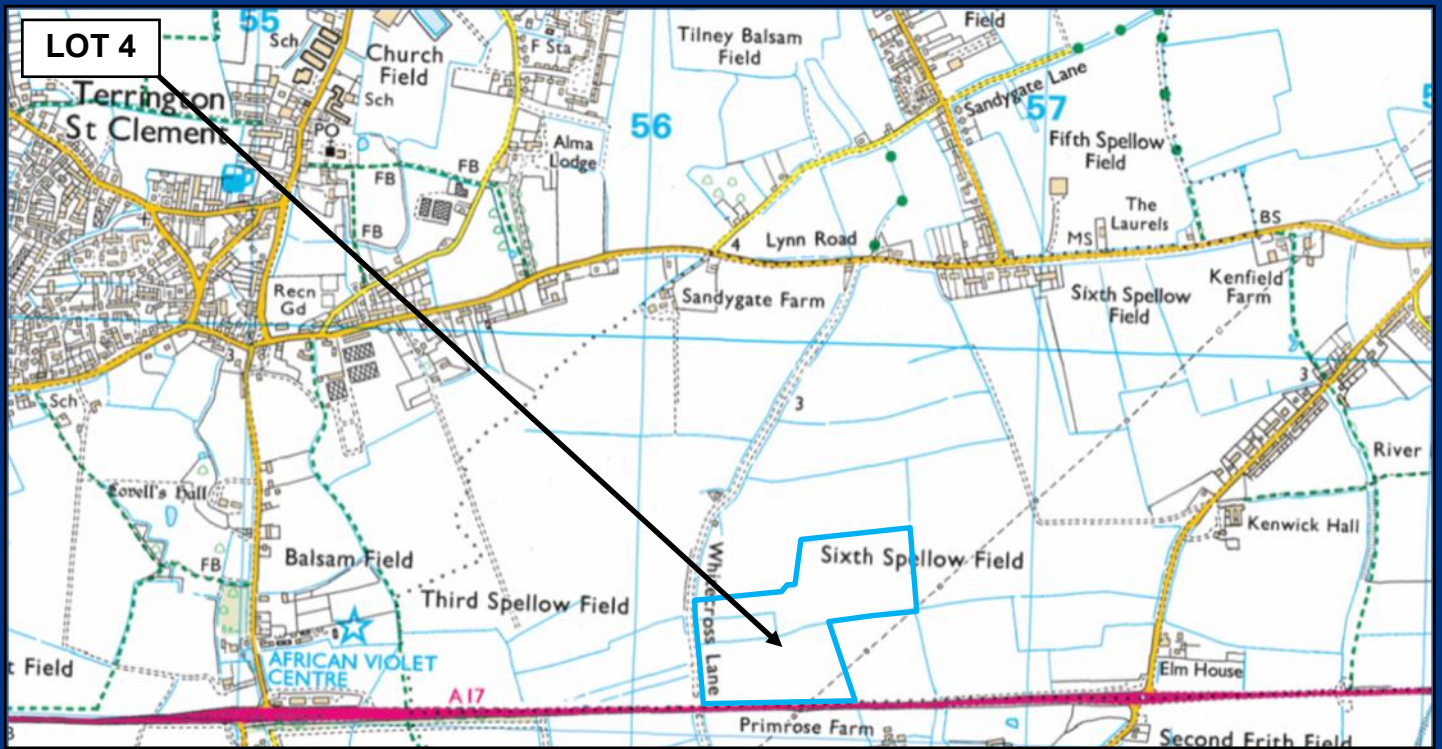
Two general purpose storage buildings and farmyard area.



Cropping History:

Field name & number	OS Sheet No	NG Field No	FIELD SIZE (ha)	2022	2021	2020	2019	2018
NEW LAND CREAK	TF5223	2556	0.42					
YARD - MARSH	TF5223	8912	1.48					
YARD W.LYNN	TF6021	6051	0.39					
3 CORNER MARSH	TF5323	0724	8.05	WINTER WHEAT	WINTER BARLEY	WINTER BARLEY	<>	WINTER WHEAT
No: 1			<>	<>	<>	<>	WINTER BARLEY (6.80ha)	<>
No: 2			<>	<>	<>	<>	WINTER WHEAT (1.25ha)	<>
BEHIND HOUSE	TF5223	6137	21.17	WINTER BARLEY	<>	<>	<>	<>
No: 2A			<>	WINTER WHEAT (14.00ha)	OSR (14.00ha)	WINTER WHEAT (14.00ha)	SUGAR BEET (14.0ha)	
No: 2B			<>	SUGAR BEET (7.16ha)	WINTER BARLEY (6.60ha)	FALLOW (3.93ha)	WINTER WHEAT (4.00ha)	POTATOES (7.16ha)
No: 2C			<>	<>	SETASIDE (0.56ha)	WINTER BARLEY (3.23ha)	<>	<>
NEW LAND	TF5223	0765	7.22	WINTER BARLEY	<>	<>	<>	WINTER BARLEY
No: 3			<>	SUGAR BEET (5.00ha)	WINTER BARLEY (4.70ha)	FALLOW (4.00ha)	<>	<>
No: 4			<>	WINTER BARLEY (2.13ha)	SETASIDE (2.43ha)	WINTER BARLEY (3.13ha)	<>	<>
COTTAGE FIELD (No: 4A)	TF5223	6201	12.94	WINTER WHEAT	OSR	WINTER WHEAT	SUGAR BEET	WINTER WHEAT
IN FRONT OF HOUSE (No: 5)	TF5323	2004	12.33	OSR	WINTER WHEAT	SUGAR BEET	<>	<>
No: 5			<>	<>	<>	<>	WINTER BARLEY (8.33ha)	WINTER BARLEY (8.33ha)
No: 5A			<>	<>	<>	<>	WINTER WHEAT (4.00ha)	POTATOES
ROMAN BANK (No: 6)	TF5321	8922	8.32	SPRING BARLEY	WINTER WHEAT	WINTER WHEAT	WINTER WHEAT	SUGAR BEET
SHED FIELD, W.LYNN (No: 7A, 7B, 7C, 7D)	TF6021	3552	20.46	WINTER WHEAT	<>	<>	<>	WINTER WHEAT
No: 7A			<>	OSR (5.00ha)	WINTER WHEAT (13.40ha)	OSR (6.00ha)	<>	<>
No: 7B			<>	WINTER BARLEY (9.00ha)	SPRING BARLEY (7.00ha)	SUGAR BEET (8.00ha)	<>	<>
No: 7C			<>	WINTER WHEAT (6.40ha)	<>	<>	WINTER WHEAT (6.45ha)	<>
3 CORNER, W.LYNN	TF6021	6567	3.65	<>	<>	<>	<>	<>
No: 8A			<>	WINTER BARLEY (3.48ha)	WINTER WHEAT (3.48ha)	WINTER WHEAT (3.48ha)	WINTER WHEAT (3.48ha)	OSR (3.48ha)
No: 8B			<>	FALLOW GRASS (0.17ha)	FALLOW GRASS (0.17ha)	FALLOW GRASS (0.17ha)	FALLOW GRASS (0.17ha)	FALLOW (0.17ha)
BUNGALOW FIELD (No: 9)	TF6021	7432	7.79	WINTER BARLEY	WINTER WHEAT	WINTER WHEAT	WINTER WHEAT	OSR (3.52ha)
No: 9			<>	<>	<>	<>	<>	WINTER WHEAT (4.28)
HARVEY HOUSE (No: 10)	TF6020	9767	8.35	WINTER WHEAT	SUGAR BEET	WINTER WHEAT	WINTER BARLEY	WINTER WHEAT
CLOCKCASE 1 (No: 12)	TF5921	9278	7.93	WINTER WHEAT	WINTER WHEAT	SPRING BARLEY	OSR	WINTER BARLEY
CLOCKCASE 2 (No: 13)	TF5921	9699	9.70	WINTER WHEAT	SPRING BARLEY	SUGAR BEET	WINTER WHEAT	OSR (5.00ha)
No: 13			<>	<>	<>	<>	<>	WINTER WHEAT (4.75ha)
TILNEY A17 (No: 14)	TF5619	3515	6.40	WINTER WHEAT	SPRING BARLEY	SPRING BARLEY	WINTER WHEAT	WINTER BARLEY
TILNEY 1st FIELD (No: 15)	TF5619	5240	7.94	WINTER WHEAT	SPRING BARLEY	SPRING BARLEY	WINTER WHEAT	FALLOW
DAVID'S (No: 15A)	TF5619	2527	1.31	WINTER WHEAT	SPRING BARLEY	SETASIDE	WINTER WHEAT	WINTER BARLEY





LOT 4



LOT 3



LOT 2



LOT 2



LOT 2



LOT 5



LOT 5



LOT 2

