



TO LET

48 Hectares (118.61 Acres) Land at Walkeringham, near Retford, North Nottinghamshire

BROWN & CO

DESCRIPTION

The land at Walkeringham comprises a total of 48 Hectares (118.61 Acres) of productive arable land and grass land. The majority of the land is located to the west of the village of Walkeringham with the remainder located to the east of the village. The arable land is productive land suitable for growing cereals. The grassland is located adjacent to the Chesterfield Canal.

The land is shown as Grade 3 on the Ministry of Agriculture's Land Classification Map. The soils belong to the Fladbury 3 Association which is described as stoneless clayey fine silty and fine loamy soils affected by groundwater and Whimple 3 Association which is described as reddish fine loamy or fine silty over clayey soils with slowly permeable subsoils and slight seasonal waterlogging. Both can grow the full range of combinable crops.

LOCATION

The land is located around the village of Walkeringham, Retford, Nottinghamshire, approximately 2 and a half miles north west of Gainsborough and 10 miles south east of Doncaster.

The closest postcode for the land to the east of the village of Walkeringham is DN10 4JP and the closest postcode to the land to the west of the village of Walkeringham is DN10 4ND.

TENANCY

The land will be let under a Farm Business Tenancy Agreement commencing 1 October 2021 until 30 September 2026. The rent will be payable half yearly in advance on 1 October and 1 April. The rent will be fixed for the term. The Tenant will be required to personally farm the Holding and will not be permitted to assign, sublet or contract farm the land.

VIEWING

The land may be viewed at any reasonable time provided the Letting Agents have been informed.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register. The outgoing Tenant will retain the benefit of the 2021 BPS claim. The Entitlements will be transferred to the Tenant for use during the term of the tenancy. On termination, the entitlements or their future equivalent, will revert to the Landlord or their nominee.

HOLDOVER AND EARLY ENTRY

It is intended that all current growing crops will be harvested by the commencement of the tenancy and therefore, no rights of holdover should be necessary. The land will be left in stubble. Early entry onto the land following harvest of the 2021 crops will be allowed, subject to agreement.

METHOD OF LETTING

The land is to be let as a whole by informal tender.

1. All offers are to reach the offices of Brown & Co, 5 Oakwood Road, Lincoln, Lincolnshire, LN6 3LH by **12 noon on Thursday 8th July 2021**.
2. All offers should be stated in pounds sterling as a total sum of rent for a 12 month period. We recommend that your offer is for an odd figure to avoid the possibility of duplicate bids.
3. Offers should be submitted in a sealed envelope marked "Land at Walkeringham Tender".
4. No offer will be considered if it is made by reference to any other offer.
5. The Landlord does not undertake to accept the highest, or indeed, any offer.
6. Letters of offer should include the full name and address of the Applicant, a balanced cropping plan, proposals for the land and an outline of the Applicant's present business activities and experience. The Landlord may wish to interview Applicants and see references and previous accounts, they may also wish to inspect the Applicant's other holdings. Applicants are advised to take advice and contact their bank to discuss funding, as necessary.

STAMP DUTY LAND TAX

Applicants are advised to make their own enquiries in relation to potential SDLT charges, which may be payable upon signing the tenancy agreement.

OUTGOINGS

The tenant will be responsible for all outgoing which include the Trent Valley IDB drainage rates. The current drainage rate for the 2021 year is £80.75.

VAT

It is not envisaged that VAT will be payable on the rent. However, should the letting become a chargeable supply for the purposes of VAT, such Tax shall be payable by the Tenant in addition to the rent.

SPORTING RIGHTS AND TIMBER

These will be excluded from the tenancy.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is let subject to all easements, wayleaves, and rights of way, whether formally mentioned in the Letting Particulars and tenancy agreement or not. There is a footpath over the land at Lowfields Farm. The Landlord will retain a right to access the land by foot and track by vehicles at any time.

ANTI MONEY LAUNDERING LEGISLATION

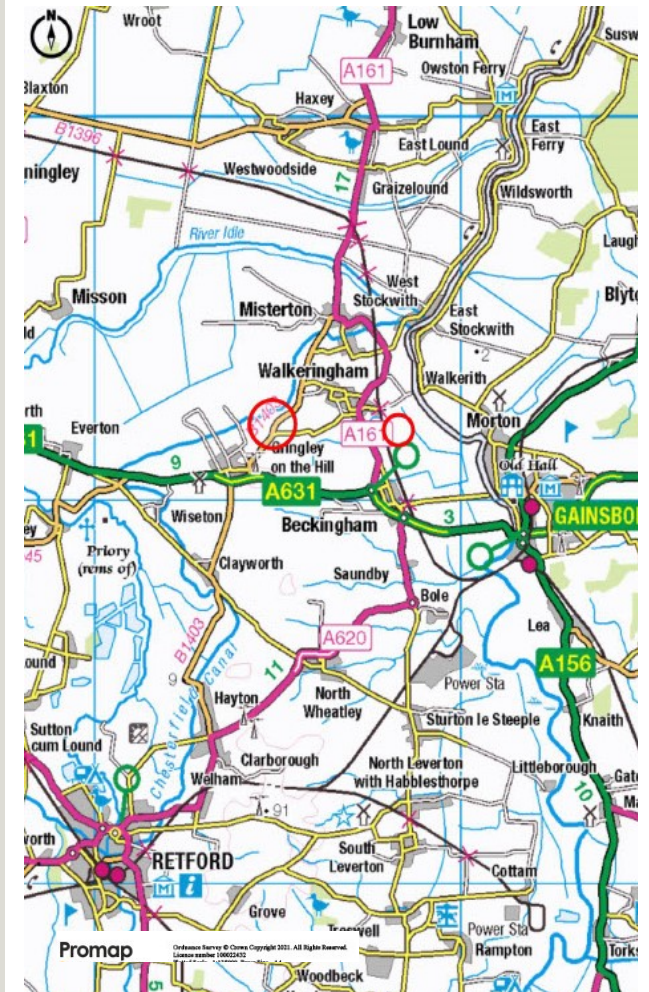
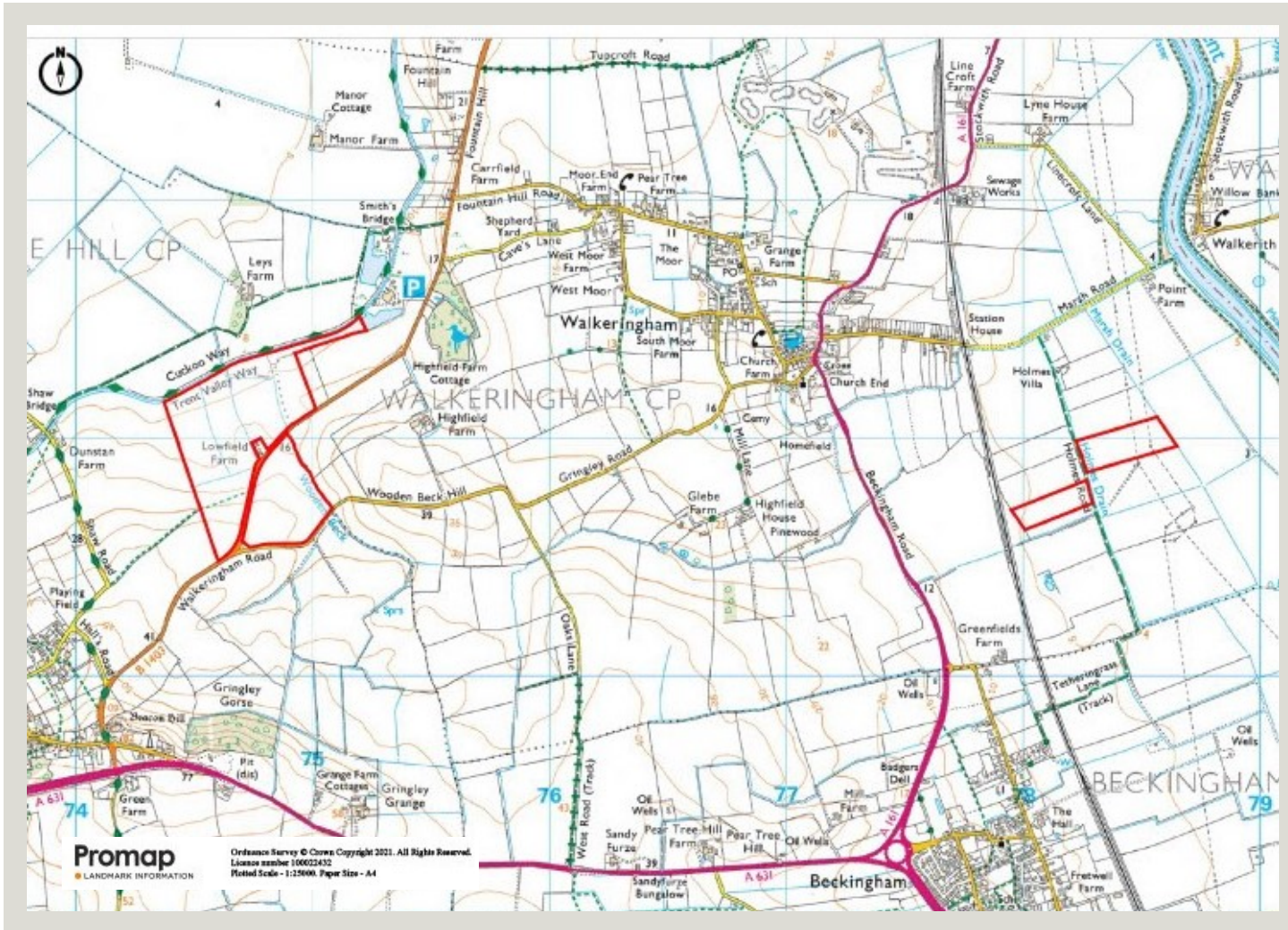
In accordance with the most recent Anti Money Laundering Legislation, the Tenant will be required to provide proof of identity and address to the letting agent once an offer has been submitted and accepted (subject to contract).

AGENTS

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Judy.Strawson@brown-co.com / 07725 592223

Sheet No	Parcel No	Acres	Hectares	2017	2018	2019	2020	2021
SK7492	9120	8.95	3.62	Wheat	Beans	Wheat	Beans	Wheat
SK7492	7612	12.44	5.04	Wheat	OSR	Wheat	Beans	Wheat
SK7492	6407	13.27	5.37	Wheat	OSR	Wheat	Beans	Wheat
SK7492	5101	15.23	6.17	Wheat	OSR	Wheat	Beans	Wheat
SK7491	6388	13.82	5.59	Wheat	Beans	Wheat	Wheat	Beans
SK7491	8873	26.65	10.79	Wheat	Wheat	OSR	Wheat	Beans
SK7891	4397	13.06	5.29	OSR	OSR	Wheat	Fallow	Fallow
SK7891	1371	7.90	3.20	OSR	OSR	Wheat	Fallow	Fallow
SK7492	7331	3.32	1.34	Grass	Grass	Grass	Grass	Grass
SK7592	0141	3.96	1.60	Grass	Grass	Grass	Grass	Grass
		118.61	48.00					





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 Single 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: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared in May 2021.

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