



LAND AT GREAT HALE

Sleaford, Lincolnshire

5.31 hectares (13.13 acres) of Arable Land

BROWN & CO JH Walter

LAND AT GREAT HALE Sleaford, Lincolnshire

5.31 hectares (13.13 acres) of Arable Land

Available to Let

On a 5-Year Farm Business Tenancy

Tender Deadline

12 noon Friday 28th June 2024

DESCRIPTION

The property consists of 5.31 hectares (13.13 acres) of arable land. The land is classified as Grade 2 on the Agricultural Land Classification Map, Provisional Edition.

According to the Soil Survey of England and Wales, the land is of the Beccles 3 series, characterised as slowly permeable, seasonally waterlogged, fine loamy over clayey soils and similar soils with only seasonal waterlogging.

LOCATION

The land is situated off Great Hale Drove, approximately 1 mile east of the village of Great Hale.

EARLY ENTRY

Early entry onto the land may be negotiated following signature of the tenancy agreement.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is let subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. An electricity pylon is located on the land near the southern boundary.

OUTGOINGS

The Tenant will be responsible for all outgoing including any drainage charges. Drainage rates are payable to the Black Sluice Internal Drainage Board. Rates for the year ending 31st March 2025 are £124.91.

SERVICES

It is understood there are no mains services connected to the land.

STAMP DUTY LAND TAX

The Tenant will be responsible for any tax due and for making any necessary return to HMRC. Applicants are advised to ensure they have considered this aspect when tendering

ENVIRONMENTAL STEWARDSHIP

The land is not entered into a Stewardship agreement at present.

QUOTAS AND CONTRACTS SERVICES

The land is let without any quotas or contracts.

SPORTING RIGHTS

Sporting Rights are included in the letting.

MINERALS AND TIMBER RIGHTS

Minerals and Timber are specifically excluded from the letting.

BOUNDARIES

The successful Tenant shall be deemed to have full knowledge of all boundaries.

FARM BUSINESS TENANCY

The land will be let on a Lincolnshire Association of Agricultural Valuers tenancy agreement for a term of 5 years with effect from 1 October 2024 and expiring on 30 September 2029. The cost of this agreement (£22.00) will be covered by the incoming Tenant. The rent will be payable half-yearly in advance. Subletting for the growing of specialist crops will be considered and requests for this should be made via the Landlord's agent.

VIEWING

The land may be viewed at any time with a copy of these Particulars to hand subject to prior notification to the Letting Agents.

HEALTH AND SAFETY

The land is part of a working farm and therefore, viewers should be careful and vigilant. Neither the Letting Agent nor Landlord take any responsibility for any losses or damages incurred during inspection. Please be aware of the risks associated with a working farm.



ACCESS

Access to the land is via a right of way over a track which crosses an unmanned railway crossing. Those viewing are advised to take extreme care and always leave the crossing gates closed after passing.

METHOD OF LETTING

The property is offered to let as a whole by informal tender on the following terms:

1. All tenders must reach the office of Brown&CoJHWalter, 5 Oakwood Road, Lincoln, LN6 3LH no later than 12 noon on Friday 28th June 2024. Late tenders will not be considered. Tendere may be submitted by email to: annie.round@brown-co.com.
2. Tendere should be submitted in writing and placed within a sealed envelope marked 'Great Hale FBT Tender FAO AR'. The full name and address of the prospective Tenant should be included and please add your own reference to the envelope if you wish to telephone the office to confirm safe receipt.
3. All tendere should be Subject to Contract and should clearly state any particular conditions under which the offer is made. No tender will be considered, which is calculated only by reference to another tender.
4. The Landlord does not undertake to accept the highest or indeed any tender.

BASIC PAYMENT SCHEME

There will be no delinked payments available to the Tenant. The Tenant may be permitted to register the parcels with the Rural Payment Agency, should they require this for participating in any future schemes (subject to the terms of the proposed tenancy agreement and permission from the Landlord).

PLANS AND AREAS

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

DISPUTES

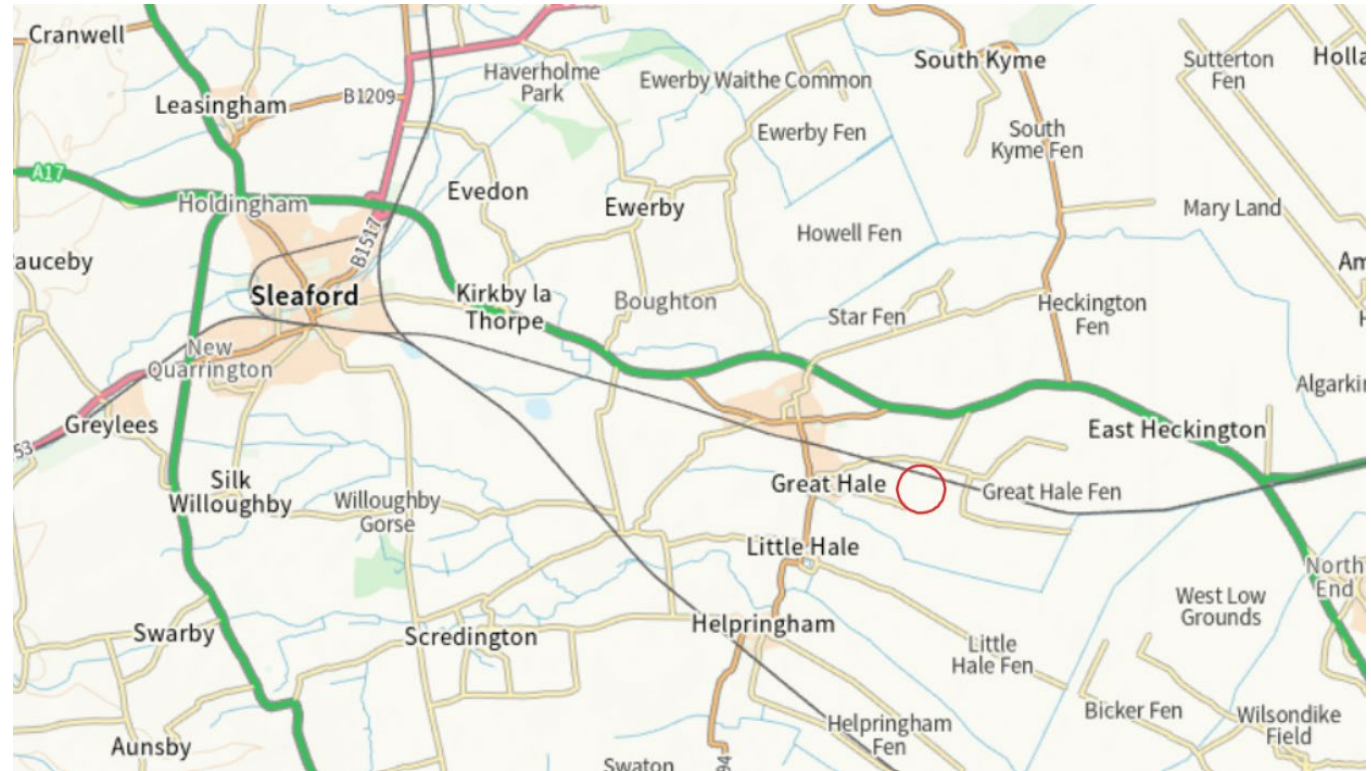
Should any disputes arise as to the boundaries or any matters relating to these particulars, or interpretation thereof, the matter will be referred to an Arbitrator to be appointed by the Letting Agents.

LETTING AGENTS

Brown&CoJHWalter, 5 Oakwood Road, Lincoln, LN6 3LH

Annie Round

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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 others 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 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. Any person inspecting the property does so entirely at their own risk. 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 May 2024. Photographs were taken in May 2024.

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