

To Let by Informal Tender

Closing Date: Wednesday, 28th August 2024



17.00 Acres (or thereabouts) of Arable Land
Mavis Enderby, Lincolnshire

Willsons
SINCE 1842

17.00 Acres or thereabouts
of Arable Land
Mavis Enderby
Lincolnshire PE23 4EJ

“AGENT’S COMMENTS”

Willsons are pleased to offer to Let 17.00 Acres, or thereabouts, of arable land which is well located on the edge of the picturesque Lincolnshire Wolds.

The land is relatively free draining, with good road frontage access and has been well farmed in recent years within an arable rotation.

**Closing Date for Tenders:
Wednesday 28th August 2024**

FURTHER DETAILS FROM THE AGENTS

Willsons
124 West Street
Alford
Lincolnshire
LN13 9DR

FAO: Jack Boulton

Tel: 01507 621111

E-mail: jackb@willsons-property.co.uk



Willsons
SINCE 1842

SITUATION AND DESCRIPTION

The land is situated in the Parish of Mavis Enderby and has two direct road frontage access points onto Main Road (B1195) being a public highway and further access from the former village road to the southeastern corner. The land is clearly marked with a 'To Let' board which is positioned at the opening to the field fronting onto the B1195 which should aid with identification.

/// What3words: bagpipes.snuck.stumble

FARM BUSINESS TENANCY

The land will be let on a Farm Business Tenancy agreement for an initial term of 3 years commencing on the 1st October 2024. The Tenancy shall continue on a year to year basis thereafter until terminated by either party.

The Farm Business Tenancy agreement to be used is produced by the Lincolnshire Association of Agricultural Valuers; a copy is available upon request.

WOODLAND AREA

A proportion of the land to the eastern boundary is set with mature trees and is excluded from the Letting. The woodland area totalled approximately 0.76 acres.

SERVICES

We are not aware that the land has any mains services connected.

GRADE & SOIL TYPE

The land is scheduled as predominantly Grade 3 by the Agricultural Land Classification of England and Wales. The predominant soil type is described by the Soil Survey of England and Wales as Cuckney 2 being well drained sandy, loamy fine soils over sandstone.

DRAINAGE RATES

Drainage Rates are payable annually to Lindsey Marsh Drainage Board and will be the responsibility of the incoming Tenant. The Agents will notify Lindsey Marsh Drainage Board of the change in occupation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware of any rights which affect the land, however, the Landlord's shall retain the benefit of an such Wayleaves, Easements or Rights of Way.

NITRATE VULNERABLE ZONE

The land is situated within Nitrate Vulnerable Zone S376 as designated by the Environment Agency.

RURAL PAYMENTS AGENCY

We understand that the land is registered with the Rural Payments Agency.

SCHEDULE OF AREAS

Rural Payments Agency

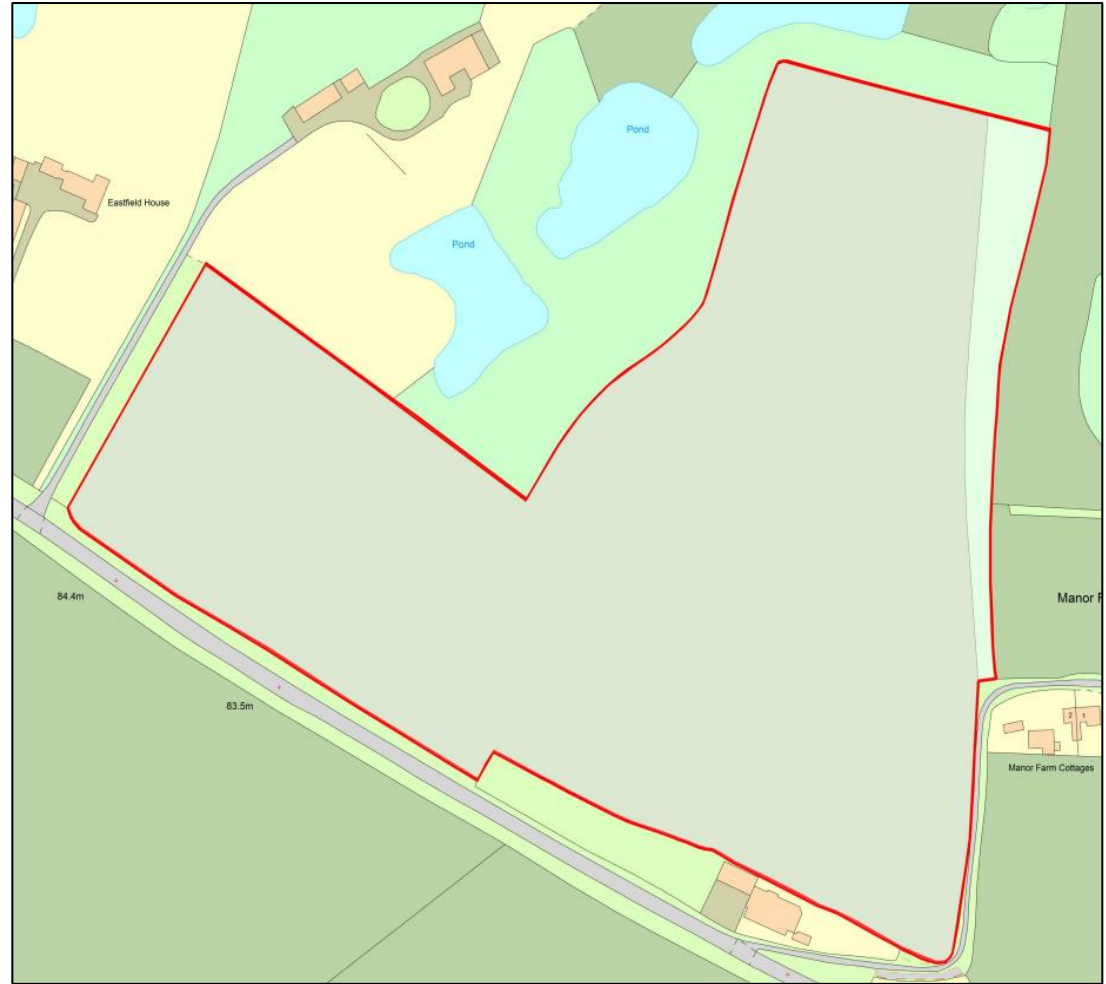
Parcel ID – TF3566 9360 Total Area (ha) – 6.98 Eligible Area (ha) – 6.98

Land Registry

Title Number – LL333187 Area (ha) – 7.187 Area (acres) – 17.76

PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and Rural Payments Agency and Land Registry information, and although believed to be correct, are for guidance and identification purposes only.



Cropping 2024	Cropping 2023	Cropping 2022	Cropping 2021	Cropping 2020	Cropping 2019	Cropping 2018	Cropping 2017	Cropping 2016
Fallow	OSR	W. Barley	W. Wheat	W. Wheat	OSR	W. Barley	W. Wheat	S. Beans

STEWARDSHIP SCHEMES

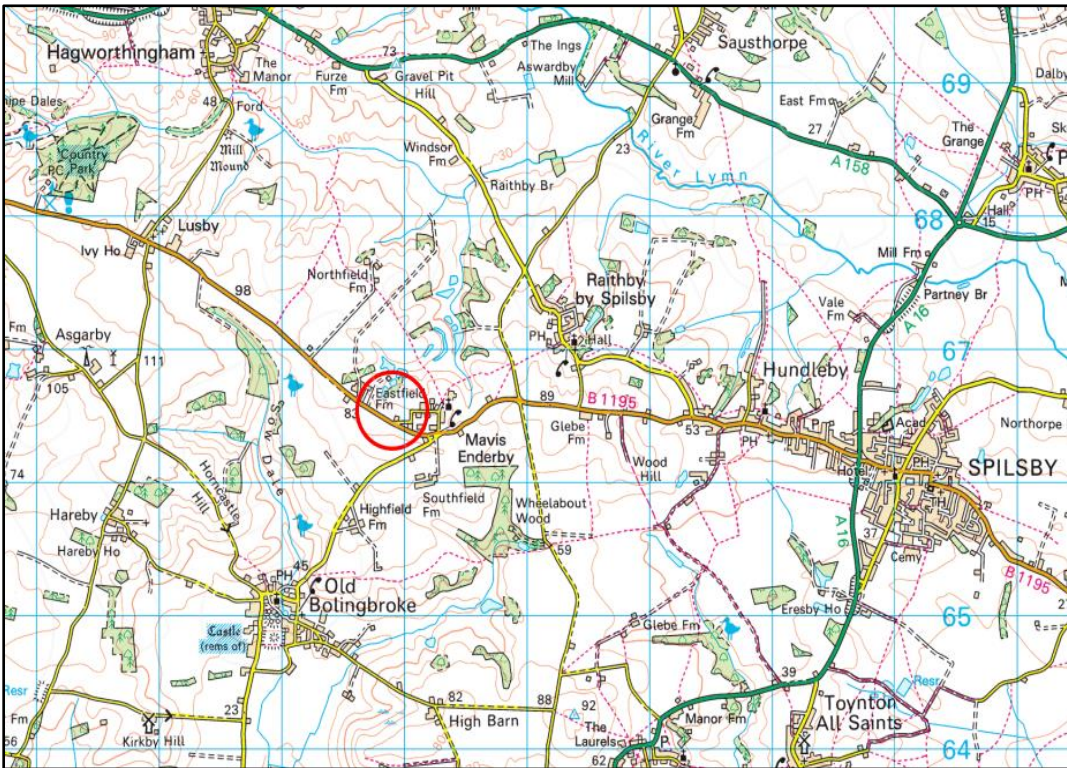
None of the land is entered into any Stewardship Schemes and any incoming Tenant must seek the prior written approval of the Landlord before entering the land into any such schemes.

COST OF TENANCY AGREEMENT

The incoming Tenant will be responsible for a contribution towards the preparation of the Farm Business Tenancy document of £250 plus VAT.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting, timber and mineral rights are excluded from the letting.



Photographs Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

TENANT RIGHT AND DILAPIDATIONS

Upon entry there shall be no payment for Tenant Right nor any counterclaim for dilapidations. The incoming Tenant will be expected to farm in accordance with the Rules of Good Husbandry and will be responsible for the maintenance of ditches, culverts and hedges where appropriate. The Landlord's reserve the Right to make a claim against the Tenant at the Termination of the Tenancy for dilapidations should this prove necessary.

VIEWING

The land may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand. When viewing, interested parties are responsible for their own safety and view entirely at their own risk.

LOCAL AUTHORITY

Lincolnshire County Council County Offices, Newland, Lincoln LN1 1YL
01522 552222

East Lindsey District Council The Hub, Mareham Road, Horncastle LN9 6PH
01507 601111

Lindsey Marsh IDB Manby Park, Wellington House, Manby LN11 8UU
01507 328095

Environment Agency Ceres House, Searby Rd, Lincoln LN2 4DW
0370 850 6506

CURRICULUM VITAE/COVERING LETTER

When submitting your Tender, please enclose a brief CV of your farming business and or a covering letter which details your proposed cropping and cultivations so that the Landlord's can make an informed decision.

SUBMISSION OF TENDERS

The property is offered To Let by Informal Tender and best and final offers should be made in writing upon the attached form in a sealed envelope marked "**Mavis Enderby Tender**" in the top left hand corner or by email to the Agents, with the Tender to arrive no later than:

12 Noon on Wednesday 28th August 2024:

- It is the responsibility of potential Tenant to ensure that post and email submissions have been received by the Agent.
- All offers should be stated in £ sterling and it is recommended that offers are made for an odd figure to avoid the possibility of duplicate bids.
- Escalating offers or offers made by reference to other offers will not be accepted.
- The Landlord's do not undertake to accept the highest or indeed any particular offer.
- The incoming Tenant will be expected to complete the Tenancy without any undue delay.

