



MAXEY
GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

To Let by Tender on behalf of
John Bends United Charity
Parson Drove



Ref: 23191

**11.15 acres (4.51 hectares) John Bends Way, Parson Drove, Wisbech,
Cambridgeshire PE13 4PS**

AVAILABLE TO LET IMMEDIATELY

- 11.15 acres (4.51 hectares)(more or less)
- Grade 2 arable land
- Tender Date: 12 noon on Friday 26th January 2024
- Initial 3 year Farm Business Tenancy to 10th October 2026



MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

GENERAL

This enclosure of land is owned by the John Bends United Charity Parson Drove and is available to let immediately. The tenancy is deemed to commence from 11th October 2023.

LOCATION

The field lies to the south of the residential estate known as John Bends Way, in the village of Parson Drove.

Access is over a gravelled roadway off John Bends Way. This roadway is gated and must not be obstructed at any time.

DESCRIPTION

An enclosure of arable land extending to 11.15 acres (4.51 hectares) (more or less) and is numbered TF3708 - 5417.

It is classified as Grade 2 on the Agricultural Land Classification Map of England and Wales (Sheet 124).

UNDERDRAINAGE

An underdrainage scheme was carried out by the Landlord in 2015. A plan is available from the Agents.

TENURE AND POSSESSION

The land is being offered to Let on a 3 year Farm Business Tenancy deemed to commence from 11th October 2023 to 10th October 2026 (unless the parties agree to continue the tenancy). A sample agreement will be available for inspection at the office of Maxey Grounds & Co. LLP, by appointment.

The Tenant will be required to sign the Tenancy Agreement prior to entering on the land.

TENANT RIGHT

There will be no claim for tenant right, nor any claim for dilapidation (if any) at the commencement of the tenancy.

PREVIOUS CROPPING

2023 – Fallow
2022 – Fallow
2021 – Fallow
2020 – Fallow
2019 - Spring Barley
2018 – Rape
2017 - Winter Barley

RENT

The rent will be paid half yearly in advance on 11th October and 6th April. The rent will be fixed for the first 3 years of the tenancy. There will be a provision for 3 yearly reviews, thereafter, if the tenancy continues beyond the original term.

Note:

An allowance will be made to reflect the delayed possession. Prospective Tenants should state the full annual rent they are prepared to pay and a reduction of 25% will be made by the Trustees, in year one only.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency. Subsidy claims are delinked from the land from 2024 onwards.

The previous occupier is retaining the whole of the payment for the 2023 scheme year. The new Tenant will be required to adhere to all cross compliance rules for the remainder of the calendar year and indemnify the outgoing for any penalties incurred as a result of actions by the new Tenant.



MAXEY GROUNDS

The land has not been entered into a Countryside Stewardship Scheme. The Trustees encourage Tenants to consider the Stewardship options now available, for which the land may be suitable.

WAYLEAVES AND EASEMENTS

All wayleave payments (if any) remain with the Landlord. There is an underground surface water drain running along the northern boundary, with a manhole cover near the gate. No rent deductions will be made in respect of this manhole.

SPORTING RIGHTS

The sporting rights are not included in the letting.

USE

Agricultural purposes only.

CROP ROTATION

The Tenancy Agreement will contain a clause concerning crop rotation, limiting the growing of the following crops on the same land, as follows:

Period	Crop
10 years	Daffodils
5 years	Potatoes, Carrots, Onions
3 years	Sugar Beet

Note: No maize will be permitted to be grown on the land.

METHOD OF LETTING

The land is available To Let by Tender. A Tender Form is attached to these Particulars. The closing date for receipt of the Tender is:

12 noon on Friday 26th January 2024.

All Tenders should be returned to Maxey Grounds & Co., 22 -24 Market Place, March, Cambridgeshire PE15 9JH in a sealed envelope marked 'TENDER FOR LAND AT PARSON DROVE.' The bid should clearly state in pounds the amount of annual rent offered. The Tender Form should be accompanied by a summary of the proposed Tenant's current farming background and operations and a proposed cropping rotation. The Landlord is under no obligation to accept the highest, or any Tender.

OUTGOINGS

Drainage Rates are payable to the North Level Internal Drainage Board. The rates, for guidance, for the year to 31st March 2024 are:

North Level Internal Drainage Board: £108.04

VIEWING

At any reasonable time, with Particulars in hand.

FURTHER INFORMATION

If you have any further queries, please call our March Professional Office on 01945 428830 and ask for Shirley Pollard.

PARTICULARS PREPARED

January 2024.

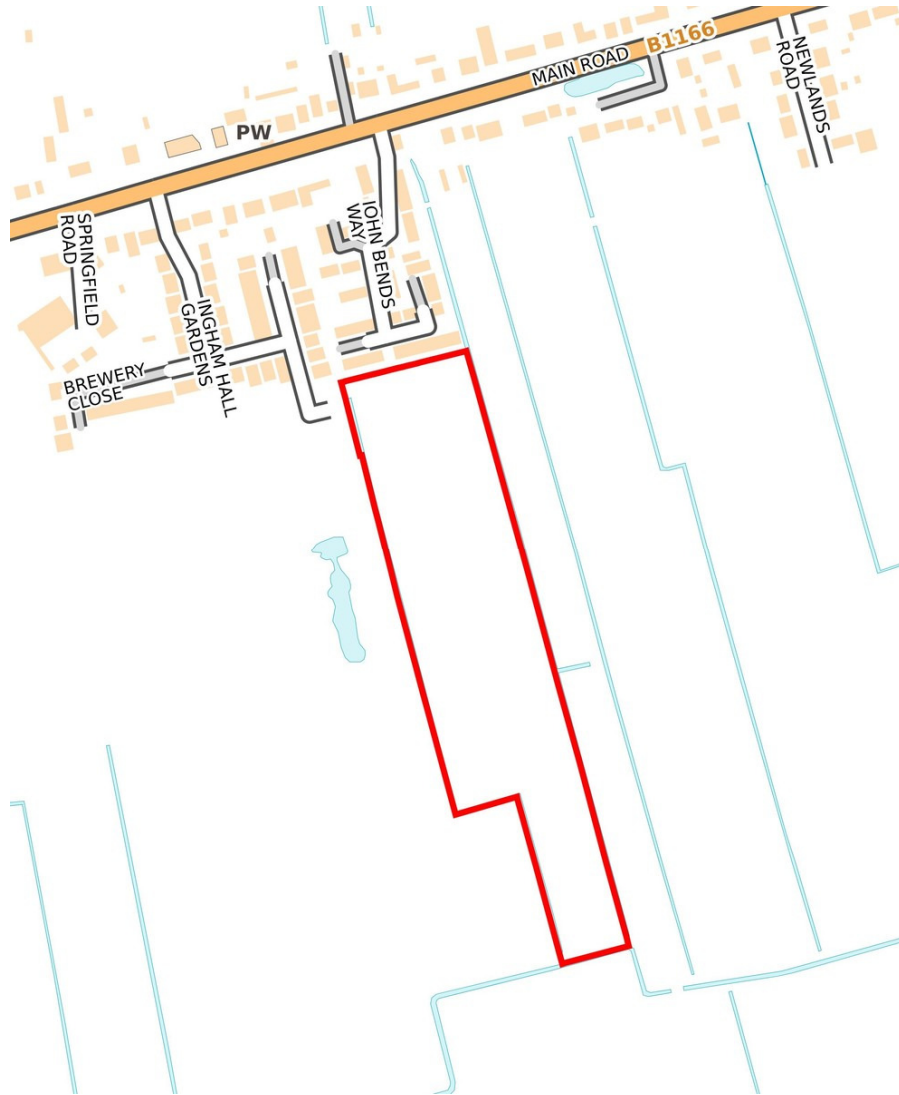


MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural



For identification purposes only – Not to scale



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.