

Stephen Knipe & Co

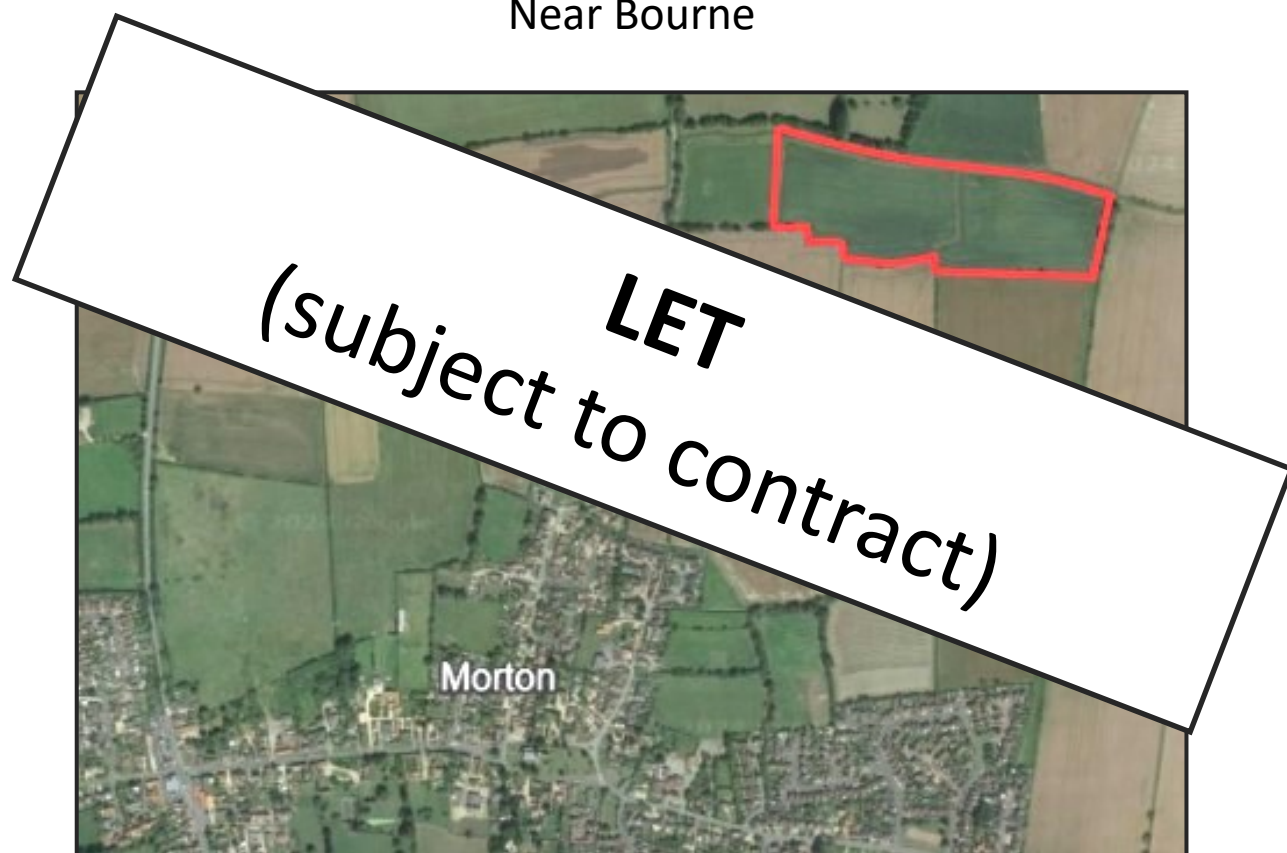
On instructions from The Morton Town Lands Estate Charity

To Let

Haconby Lane

MORTON

Near Bourne



17.23 acres (approx) arable land

To let by tender

For 5 years with effect from 1 October 2024

Tender deadline 12 noon Thursday 29 August 2024

Land Agents, Valuers & Surveyors

Stephen Knipe & Co is a trading name of Richardson Thompson Leech LLP
Registered office Sheep Market House, Stamford, Lincs, PE9 2RB Registered in England & Wales. Reg no: OC 303256

Tel: 01778 421900

email: enquiries@stephenknipe.co.uk

Location

The land is approximately 1/2 north of Morton on the eastern side of Haconby Lane. Access is via Haconby Lane and right of way along the southern boundary of the former football pitch field.

Description

The land lies in two enclosures and is classified as part Grade 3 and part Grade 2 on the former MAFF Agricultural Land Classification map. It is understood that the majority of the land is underdrained.

Backcropping

2024	Oilseed Rape
2023	Spring Barley
2022	Winter Wheat
2021	Winter Wheat
2020	Spring Beans

Tenure and possession

The land is available to let on a five year Farm Business Tenancy agreement with effect from 1 October 2024 with the rent to be payable half yearly in advance on 1 October and 1 April. The tenancy agreement will be based on a standard one produced by the Lincolnshire Association of Agricultural Valuers.

Early entry may be available subject to the completion of the letting formalities.

Tenantright and dilapidations

No claim for tenantright is anticipated from the outgoing tenant but the landlord reserves the right to recover from the new tenant any legitimate tenantright that may be payable to him.

Similarly it is not anticipated that any claim for dilapidations by the landlord will be required or appropriate on termination of the current tenancy.

Outgoings

Drainage rates are payable to the Black Sluice Internal Drainage Board.

Rural Payment Agency/Agricultural Subsidies

The land is registered with the Rural Payments Agency.

Boundary Maintenance

The southern boundary will be the responsibility of the tenant to maintain. In addition the tenant will be required to use the access over the former football pitch land in a responsible manner making good all damage caused and to keep all gates locked when not in use.

Viewing

Viewing may be viewed at any reasonable hour by those in possession of a set of these letting particulars.

Tender Deadline

Rental tenders must be submitted on the attached form to the letting agents by the tender deadline of 12 noon on Thursday 29 August 2024 in an envelope clearly marked "Haconby Lane Tender" or via email. If submitting a tender by email tenderers are advised to contact the letting agent to check that their email has been received.

TENDER FORM

For the tenancy of 17.23 acres (approx) off Haconby Lane, Morton

To: Stephen Knipe & Co
1a Abbey Road
Bourne
Lincolnshire, PE10 9EF

I (Name)

of

.....(Address)

.....(Telephone)(Email)

Hereby offer a rent in the sum of £.....per annum

.....(Words)

for a 5 year tenancy of the above land with effect from 1 October 2024.

Signed:.....

Dated.....

This form to be received by the letting agents by:

12 noon Thursday 29 August 2024

Neither the landlord nor their agents undertake to accept the highest or indeed any tender received.