

Stephen Knipe & Co

On instructions from Deeping St James United Charities

Hall Meadow Road
DEEPING ST JAMES
South Lincolnshire

LET



9.53 acres

TO LET BY TENDER

On a 5 year Farm Business Tenancy
with effect from 1 September 2020

Tender deadline: 12 noon on Friday 31st July 2020

Valuers, Auctioneers, Land & Letting Agents

Tel: 01778 421900

Email: enquiries@stephenknipe.co.uk

Situation and Description

The land is situated to the east of Market Deeping with access directly from Hall Meadow Road. It is classified Grade 3 on the former MAFF Land Classification Map, is referred to as being of River Alluvium geology by the Soil Survey of England and Wales and is shown edged red on the plans attached.

The land has been permanent pasture for many years but the landlord would have no objection to it being converted to arable subject to any necessary official consents being obtained. There is no mains water supply.

Tenancy Agreement

The land is available to let on a 5 year Farm Business Tenancy Agreement, the written form of which will be based on that produced by the Lincolnshire Association of Agricultural Valuers. Standard clauses will be included, including those relating to repairs and rent reviews.

Agricultural subsidies

The land is registered with the Rural Payments Agency for Basic Payment scheme purposes and the landlord will arrange for the appropriate number of entitlements to be transferred to the tenant early in 2021 in readiness for the 2021 BPS claim. The 2020 subsidy will be paid to the previous owners.

Possession

Possession will be given on 1 September 2020.

Tenantright and dilapidations

There will be no claims made for tenantright nor any entertained for dilapidations (if any).

Environmental Schemes

The land is not included in any such scheme.

Boundaries

The southern, western and eastern boundaries are self evident on site. The northern boundary however will comprise a new post and wire fence to be erected by the adjoining landowner before 1 September 2020 along a line approximately 4 m south of the existing hedge line. This new fence will not be fully stockproof.

Outgoings

Drainage rates (currently amounting to approximately £6 per acre) are payable annually to the Welland & Deepings Internal Drainage Board.

Viewing

The land may be viewed at any reasonable daylight hour by those in possession of a set of these letting particulars. Please respect current Government guidance regarding Covid-19, social distancing, etc.

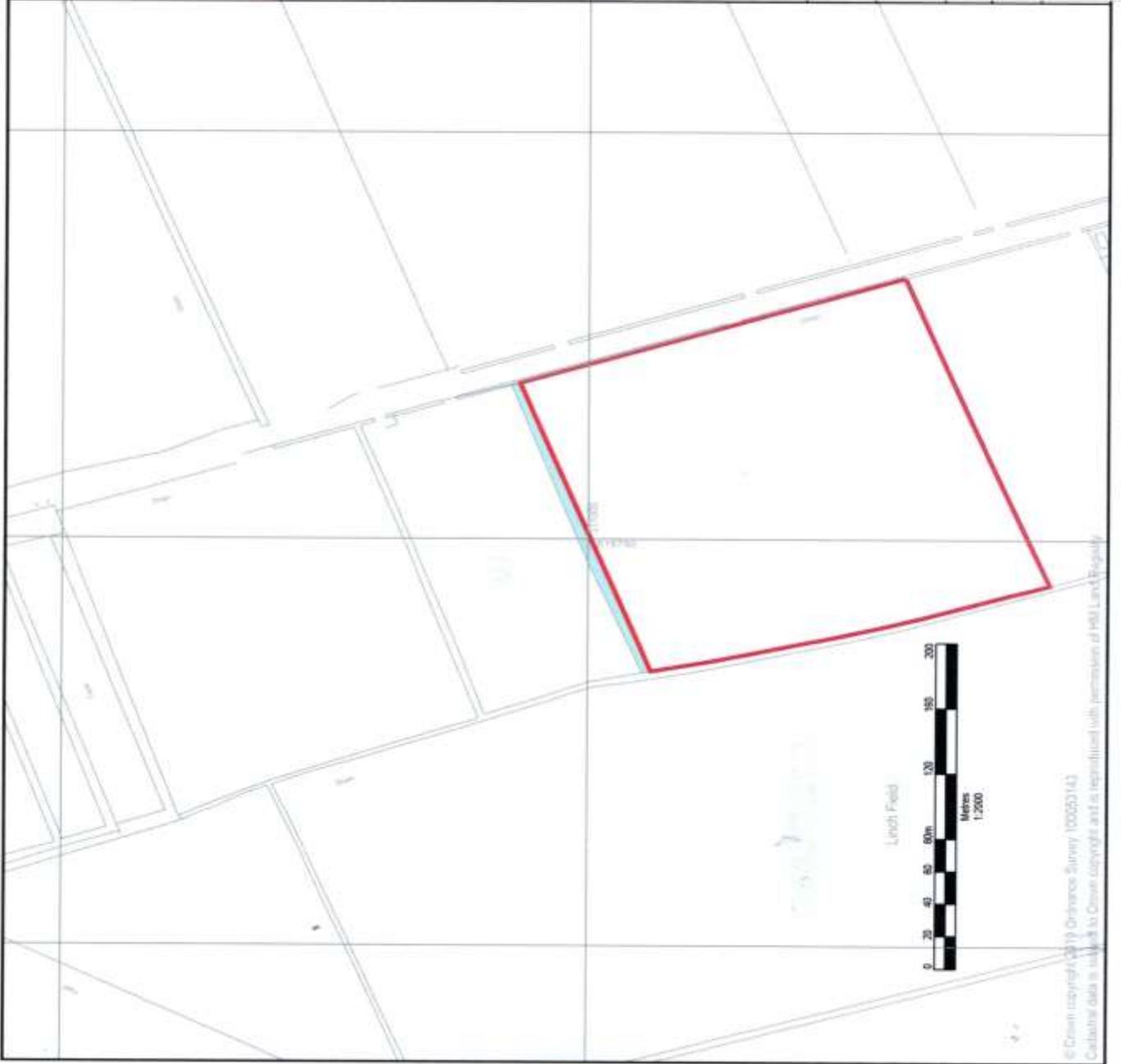
Tender procedure

Interested parties should complete the attached Tender Form in full and return it to Stephen Knipe & Co by the tender deadline.

Stephen Knipe & Co. for themselves and for the lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending tenants and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Stephen Knipe & Co has any authority to make or give any representation or warranty whatever in relation to this property.
MONEY LAUNDERING REGULATIONS . The intending tenant will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the let.

CONDITIONS OF TENDER

1. The form of Tender attached to these Particulars must be signed, completed in full and returned to Messrs Stephen Knipe & Co, 1a Abbey Road, Bourne, Lincs, PE10 9EF by **no later than 12 noon on Friday 31st July 2020** in an envelope marked "**Hall Meadow Road**". Tenders received after this time will not be considered.
2. Tenders should be for a sum of money certain, .i.e. not calculable by reference to any other tender. Prospective tenants are advised to make their tenders for an odd figure to avoid the possibility of duplication.
3. Neither the landlord nor their agent undertakes to accept the highest or indeed any tender received.
4. Tenderers will be informed as soon as possible of the landlord's decision.



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