

Invitation To Tender for Farm Business Tenancy - Land At Birchanger, Stansted, CM24 8TZ

Applications to be received by 23rd September 2024.

Introduction

Our clients are seeking a new tenant of their landholding at Birchanger and are inviting tenders for a new Farm Business Tenancy.

Land At Birchanger

The land extends to approximately 66.88ha / 165.26ac of principally bare arable land in three blocks:

- Block A. 15.40ha / 38.05ac (access via Forest Hall Road)
- Block B. 46.53ha / 114.97ac (access via Forest Hall Road)
- Block C. 4.95ha / 12.24ac (access via junction of Birchanger Lane and Stansted Road)

The agricultural land classification is predominantly Grade 3.

The soils are described as being in the Melford Soil Association being of chalky, till character.

The tenancy is of bare land only.

The Proposed Tenancy

The agreement is proposed to commence on the 1st October 2024 and will be for 3 years covering the 2025, 2026 and 2027 harvests.

The tenancy may continue after the initial 3 year periods subject to mutual agreement and satisfactory performance.

Tendered Rent and Rent Reviews

The tenant is asked to tender a rent that will be fixed for 3 years from the commencement of the term.

The rent will be payable half yearly, in advance in October and March.

The tenancy will include a rent review clause enabling the rent to be reviewed to market levels every 3 years (in the event the tenancy continues after the initial three year period).

Farming Policy

The tenant will be free to choose their preferred farming policy and rotation.

The tenant will be responsible for the management of ditches, hedge and verges.

Entitlements And Environmental Schemes

The land is not entered into any environmental schemes.

Subject to reasonable consent being obtained in advance the landlord accepts a tenant may wish to enter the land into environmental schemes.

Crop Storage

There is no crop storage available on the holding.

Utilities And Services

A water supply is available. No other services are available.

Insurance

The tenant will be required to hold appropriate and adequate insurance and the parties should liaise to ensure there is no gap in mutual cover.

Sporting And Pest Control

The sporting rights will be maintained by the landlord and will not be exercised.

The tenant is expected to actively undertake management of any pests.

Viewing/Questions

Should you have any questions or wish to inspect the farm please contact Amy Randall (a.randall@wnott.co.uk) or Paul Walker (p.walker@wnott.co.uk) at Whirledge & Nott Ltd on 01245 231123.

Application

The application must include the following:-

1. Full name and address, email and telephone number of the proposed tenant
2. The annual rent offered.
3. Basic details of the proposed cropping regime
4. Details of the bidders current farming commitments and experience.
5. CV's with details of the qualifications, experience of all principal staff and contingencies.
6. Details of proof of their insurance certification etc.

Closing Date

All applications to be received by 23rd September 2024. Applicants will be shortlisted with interviews to follow.

Bidders Name: (please name the person(s), company or firm submitting this offer)	
Address:	
Telephone No:	
Email:	
Subject to Contract Rent Offer for Property: (Please state the amount of your offer in figures and words)	
Please state proposed use: (It is not the vendors' intention to covenant against specific uses other than as stated in the details)	
Details of Farming References/ Background	
State if the offer is subject to any conditions:	

Name and Address of Solicitor/ Agent (if applicable):	
Signature:	
Capacity of Signatory:	
Date:	

Tenancy Plan

Land at Birchanger and Stansted Mountfitchet

