



SCHOOL FARM

Choseley Road, Brancaster King's Lynn, Norfolk, PE31 8AY
King's Lynn 22 miles, Norwich 31 miles, Burnham Market 3 miles

**31.31 hectares (75.88 acres) to let on a 3 year term
Farm Business Tenancy as a whole**

To Let by informal Tender

Closing Date: 30th August 2018 (12 noon)

Commencing: 29th September 2018



Introduction

School Farm is located on Choseley Road, Brancaster King's Lynn, Norfolk just south of the village of Brancaster. It is a small arable farm with pasture, farm buildings, a yard and house. The freehold interest is owned by the Trustees of Brancaster School & Charity (the Landlord) this is an opportunity to obtain an initial 3-year term tenancy under a Farm Business Tenancy.

The Land

Comprises of six enclosures of arable land extending to approximately 72.97 acres (29.53ha), with approximately 2.912 acres (1.778ha) of permanent pasture adjoining the homestead, main yard and barns

Cropping

The land has been farmed for the past four years on a rotation which set out in the schedule below

Cross Compliance

The successful tenderer will not do anything on the land which will jeopardise the Basic Payment Scheme and will undertake to fully comply with the Basic Payment Scheme and will indemnify the landlord against any loss of Basic Payment Scheme or other costs associated therewith incurred by the landlord by the failure to observe such obligations.

Tenure and possession

An initial term of 3 years under a farm business tenancy.

Buildings

There is a large traditional chalk & flint faced barn with stables, livestock yard and adjoining store building central to the farm.

The property benefits from a small dwelling that is currently occupied by the outgoing tenant.

Basic Payments

The land is registered on the rural land register. The land formed part of the outgoing tenants 2018 basic payment application and the vendor will retain the benefit of the 2018 application. A copy of the 2018 BPS application is available upon request.

Entitlements to be purchased separately from the outgoing tenant

Environmental Schemes

The land is not entered into any environmental scheme.

Sporting

All Sporting rights are included within the tenancy in so far as they are owned

Wayleaves & Easements

Check if there are any wayleave and easement payments—is the landlord to retain payments?

Outgoings

The tenant(s) will pay for all drainage and water rates, taxes and all other outgoings to the relevant statutory authority.

Tenancy Agreement

The land is to be let as a whole Farm Business Tenancy and the requisite notices will need to be exchanged prior to the commencement of the letting. The tenancy will make provision for the following matters amongst others:

- The tenancy will be granted to an individual who will be personally responsible for farming the land (either on his own account or as a partner or director of a farming business)
- The tenancy will commence on 11th October 2018 with an initial term of 3 years
- Rent to be payable in two equal instalments per annum in advance, with the first payment and subsequent payments on 11th October and 6th April of each year.
- The rent will be fixed for the initial 3 year term, with rent

- e. reviews every 3 years thereafter.
- f. The Tenant will be required to crop the holding, in accordance with Cross Compliance standards. No Genetically Modified or Maize crops are to be grown on the holding.
- g. Incoming tenant(s) are to hold suitable public liability insurance of no less than £5,000,000
- h. The tenancy is let on a full repairing basis.
- i. The tenant(s) will be required to farm the land in accordance with the rules of good husbandry and undertake routine maintenance. In particular, the tenant must ensure that the soil indices are maintained throughout the tenancy.
- j. There will be no tenant right payment by the ingoer and there will be no right for the ingoer to receive dilapidations, if any.
- k. The tenant(s) shall not be permitted to sub-let or assign or share possession of the land with any other party without prior written landlord's

permission.

- k. The tenant(s) will be required to use the land solely for agricultural purposes unless otherwise granted by the landlord.
- l. The landlord reserves the right to resume possession on part of the holding on which planning consent is granted, subject to serving 12 month's notice.

Early Entry

The successful tenderer will be permitted to take early entry in order to prepare for the 2019 crop at their own risk. If early entry is taken then the tenderer will indemnify the landlord for any breaches of Cross Compliance Standards under the Basic Payment Scheme and any breach of any other management options.

Record of Condition

Prior to entry, a photographic record of condition will be taken of the farm.

VAT

The landlord reserves the right to charge VAT on the tenancy. Rent for the farm is not currently subject to VAT.

Local Authority

Borough Council of King's Lynn & West Norfolk, Kings Court, Chapel Street King's Lynn Norfolk PE30 1EX

Boundaries

The vendor and agent will make reasonable efforts to specify the ownership of boundary hedges, fences and ditches etc, but will not be bound to determine these. The property is available for inspection and the purchaser will be deemed to have satisfied themselves as to the ownership of the boundaries.

Areas & Plans

All plans are for identification purposes only and areas were taken from the rural land registry data July 2018

Photographs were taken in July 2018

Information Pack

An information pack will be available to view upon request or at the agents offices and will contain the BPS field maps and application details for 2018, farm plan, cultivation records cropping



Cropping & Area Schedule

Name	Field Number	Area (ha)	2015	2016	2017	2018
2. Barn Field	0487	8.95	W. Wheat	OSR	W. Wheat	S. Barley
3.	0699	1.60	Pasture	Pasture	Pasture	Pasture
14 Acre	1029	6.04	S. Barley	OSR	W. Wheat	S. Barley
20 acre	4432	8.62	W. Wheat	OSR	W. Wheat	S. Barley
Fryetts	0116	2.16	S. Barley	W. Barley	S. Beet	S. Barley
7	1115	2.16	Pasture	Pasture	Pasture	Pasture

records and a draft FBT agreement.

Form of Tender

Applicants should complete the tender form and return the same to the agents office no later than 12pm on 30th August 2018.

Tenders should be given for the total annual rent offered. Tenders should be for a given sum and not be made by reference to other tenders. No escalating bids will be accepted.

Prospective tenders are advised to mark their tenders clearly on the outside of the envelope with: "Tender re: School Farm". It is suggested some other form of identification be added to the envelope so that you can check receipt at our office. The landlord is not obliged to accept the highest tender, or any tender at all.

Further information may be requested from shortlisted applicant including: references, 3 year budgets and cashflows. Shortlist Applicants will be invited to an interview with the landlord.

The successful applicant will provide an undertaking of £250 plus VAT for the legal costs to draft the agreement.

Viewings

Strictly by appointment via the agent

Enquiries

All enquiries should be directed to Marcus J Hawkins :

T: 01366 387180

E: marcus@barryhawkins.co.uk

The Estate Office, 15 Lynn Road, Downham Market, Norfolk PE38 9NL

IMPORTANT NOTICE:

Barry L Hawkins, their clients and any joint agent give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statement or representations of fact.

Any area, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Barry L Hawkins have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

