



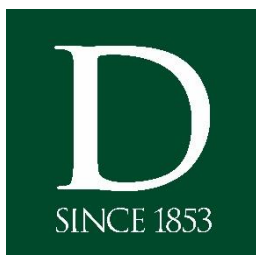
TO LET BY INFORMAL TENDER

12.063Ha (29.81 Acres)

**Arable Land in Three Fields
Bergh Apton, South Norfolk**

To Let on 5 Year FBT from 11th October 2023

**Closing Date for Offers
17th July at 12 Midday**



Durrants
10 New Market, Beccles, Suffolk, NR34 9HA
Tel: 01502 470427
email: agricultural@durrants.com
www.durrants.com

GENERAL REMARKS

DESCRIPTION

The land is contained in three enclosures, one field 10.06 acres (4.07ha) with direct access off Church Road, Bergh Apton and the two other fields have access off Kiln Lane, Bergh Apton extending to 19.75 acres (7.99ha) overall.

LAND CLASSIFICATION

The land is classified as Grade 2 on the Ministry of Agriculture Land Classification Scheme and Burlingham 3 Series deep fine loamy soil in the Soil Classification of England and Wales.

PROPOSAL

The proposal is to let the land on a 5 year Farm Business Tenancy commencing on the 11th October 2023 and expiring on the 10th October 2028. Copy of draft Farm Business Tenancy agreement available for inspection on request.

RENT

Rent payable 6 monthly in arrears on the 6th April and 11th October in each year.

RENT REVIEW

Every three years in accordance with the provisions of the Agricultural Tenancy Act 1995.

SERVICES

None connected.

TENANT RIGHT MATTERS

The incoming tenant shall pay the Council, if due, the full amount of tenant right due to the outgoing tenant.

OUTGOINGS

General drainage rates are payable to the Environment Agency.

EARLY ENTRY

The incoming tenant may have early entry by agreement with the outgoing tenant, providing the tenancy agreement has been signed.

BASIC PAYMENT SCHEME ENTITLEMENTS

None are offered with the holding.

TENANTS IMPROVEMENTS

Improvements by the tenant will only be permitted with the prior consent of the Landlord.

ASSIGNMENT

There is a bar on assignment and subletting.

STAMP DUTY & LAND TAX

Where applicable the incoming tenant will be responsible for meeting the costs of having the agreement stamped.

FIXTURE, FITTINGS & EQUIPMENT

Any fixtures, fittings and equipment shown on the photographs or seen during the viewing are not necessarily included with the letting.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is let subject to and with the benefit of all wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

DIRECTIONS

From the A146 at Hellington Corner turn Westwards into Mill Road, go past the Green Pastures shop and Café. Proceed down Mill Lane, over the crossroads, turn left into Upper Kiln Lane and the first 2 fields will be found on the left hand side after about 370 metres. For the 3rd field proceed down Upper Kiln Lane, at the T Junction turn left and the field will be found on the left hand side after about 500 metres

VIEWING

From roadside only.

HEALTH AND SAFETY

Given the potential hazards, we would ask you to be as vigilant as possible when making an inspection for your own safety.



METHOD OF TENDER

The property is to be let by informal tender, applications must be submitted to Messrs Durrants, 10, New Market, Beccles, NR34 9HA, preferably by e-mail at agricultural@durrants.com by Monday 17th July 2023. Please mark e-mails/envelopes clearly “**BERGH APTON TENDER**”.

Applications submitted must contain the following information, name, business summary, farming proposals for the next 5 years and rent offered.

Offers should be expressed in Pounds Sterling and should be for uneven amounts to reduce the possibility of duplication of offers.

- a) Offerers will be notified in writing as to their success or otherwise as soon as possible after the offer date.
- b) The Landlords reserve the right not to accept the highest or indeed any offer.
- c) The Landlords reserves the right to withdraw the land

IMPORTANT NOTICE

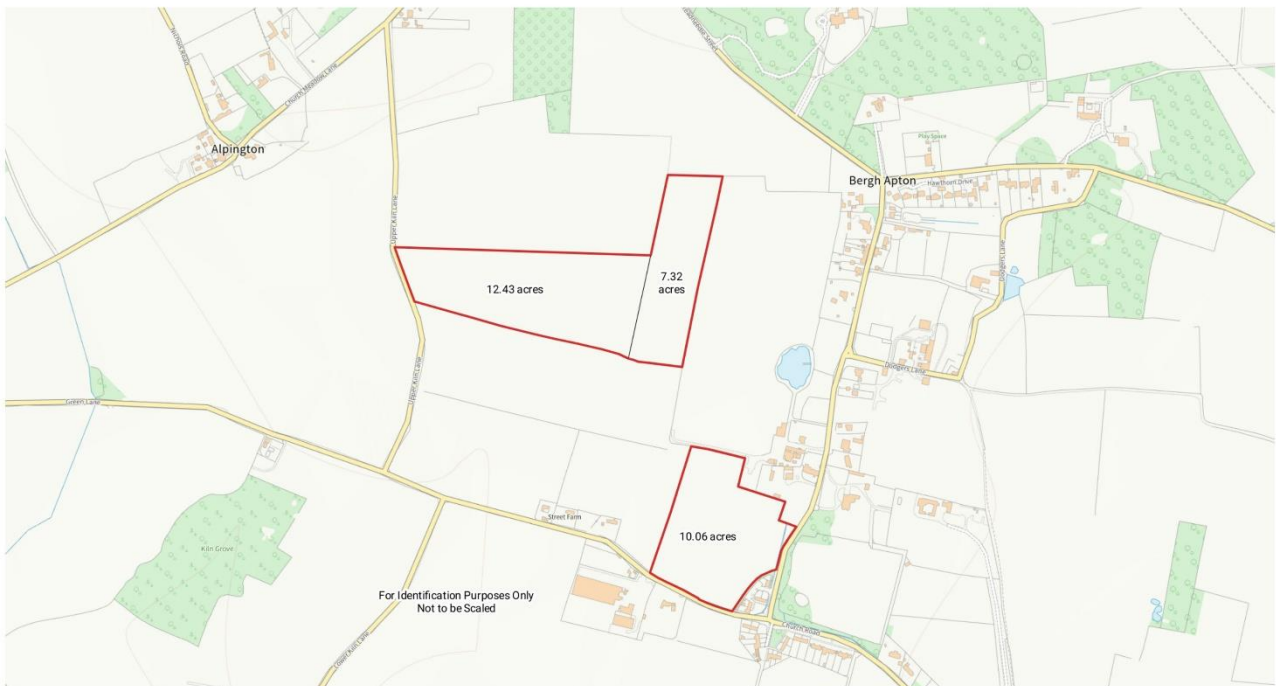
Durrants and their clients give notice that:-

No investigations have been made in respect of any matter concerning pollution of the land, air or water and the buyers are responsible for making their own enquiries in this respect.

The measurements, distances and areas are given as approximate. These particulars and photographs are provided for guidance only and are not necessarily comprehensive.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No warranties in relation to the property are given either by the agent or on behalf of their client or otherwise.

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.





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SINCE 1853

Tender Form – Bergh Apton Land Subject to Contract

Prospective Tenant Trading Name:

Partners / Directors Names:

Trading Address:

Phone Numbers:

<input type="text"/>	<input type="text"/>
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Email:

Tender Amount (£/annum total)

£	<input type="text"/>	/annum
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Proposed cropping / rotation

Any other information:

Please return by noon on Monday 17th July 2023

Durrants, 10 New Market, Beccles, NR34 9HA

agricultural@durrants.com