

## Suffolk County Council Rural Business Estate Opportunities from October 2017

### Introduction

Following the successful bidding round in 2016, the County Council has now opened the process for 2017, and there are a range of holdings available from 11th October.

We are now inviting interested parties, both aspiring and existing tenants, to apply for any of the opportunities listed (see Available Properties below). Applications can be for the entire or part only of the holding.

Applications are encouraged from not only the farming sector, but also those who propose initiatives which will support Suffolk County Council's Corporate Priorities (see Notes below). However, applicants are encouraged to read the tenancy selection criteria before applying (see Notes below)

Suffolk County Council would particularly like to hear from younger entrepreneurial minded persons, seeking to find an entrance into the rural business environment.

### 2017 How to Apply

Applications will be assessed via the submission of an Application Form and and the inclusion of an Outline Business Case which should:

- Set out the extent of the property required.
- Include an explanation of the proposed use. If the proposal relates to a non-agricultural use please submit any supporting information, including relevant experience.

In addition, applicants will be expected to complete and submit the interactive budget workbook.

If the application relates to a purely agricultural operation (i.e. bare land only) please indicate the rental level offered.

Should a more in depth business case be required, applicants will be asked to provide this prior to interview.

Generally we will consider tenancies of between 5 and 10 years.

## **Available Properties**

Available properties are:

1. West Row, Nr Mildenhall – Land at Cooks Drove (28.31 hectares bare agricultural land)
2. Bardwell Nr Bury St Edmunds – Land at School Lane (5.36 hectares bare agricultural land)

Properties listed are available to let from October 2017. Lettings at other times of the year may be considered depending upon circumstances.

We are willing to consider sub-dividing the available property to suit the needs of the proposed enterprise.

## **Timescales**

Application forms and outline business cases should be received no later than:

**12 noon Thursday 13<sup>th</sup> April 2017**

Applications should be E-mailed to: [countyfarms@suffolk.gov.uk](mailto:countyfarms@suffolk.gov.uk)

Interviews will be held on **Wednesday 3<sup>rd</sup> May 2017**

**Further information may be obtained from the following:**

**Email:** [countyfarms@suffolk.gov.uk](mailto:countyfarms@suffolk.gov.uk)

## **Notes**

### **A. Suffolk County Councils Corporate Priorities are as follows:**

1. Raise educational attainment and skill levels.
2. Support the Local Enterprise Partnerships to increase economic growth.
3. Maintain roads and develop Suffolk's infrastructure.
4. Support those most vulnerable in our communities.
5. Empower local communities.

**B. Suffolk County Councils Tenancy Selection Criteria are as follows:**

1. Applicants should be able to show that they have obtained sufficient experience in the type of farming or enterprise for which they are applying.
2. In the case of holdings where farming is the main activity, applicants should be able to fulfil the minimum statutory requirement, i.e. 5 years' full-time practical farm work which may include up to 3 years' attendance at a course in agriculture.
3. Where the holding is small and the main enterprise proposed is non-agricultural, the applicant should be able to show sufficient experience in the proposed enterprise.
4. Applicants should normally be able to show that they have undertaken some formal training in the enterprise they propose to undertake and, other things being equal, preference will be given to these candidates. However, applicants should not be refused on these grounds alone if similar training and experience has been obtained in other ways.
5. Evidence of sufficient financial support to enable the proposed business to be established is to be provided.
6. The preferred age group is 23-40. Applicants will not be immediately rejected where they fall outside this range. In particular, younger applicants may be suitable for part-time units, while applicants over this range may have the knowledge and experience to establish specialist agricultural, horticultural rural or non-agricultural enterprises.
7. Applications from persons who are already established farmers in their own right (independently away from the estate) and who intend to run the County Farm as an extension to their existing business, will not be favoured.
8. It is unrealistic to lay down absolute criteria for the type of person required, but in practice it is overridingly important for the 21st Century that the individual be keen, enterprising, adaptable and hardworking.
9. Applicant will not be discriminated against on the grounds of sex, race, marital status, sexual orientation, disability or age (however in respect of age see paragraph 6 above).
10. The rent payment record of existing tenants will be taken into account when and if they apply for another holding on the Estate.

11. Applicants who can demonstrate direct employment generation potential from their proposed business enterprise will have an enhanced likelihood of success.