

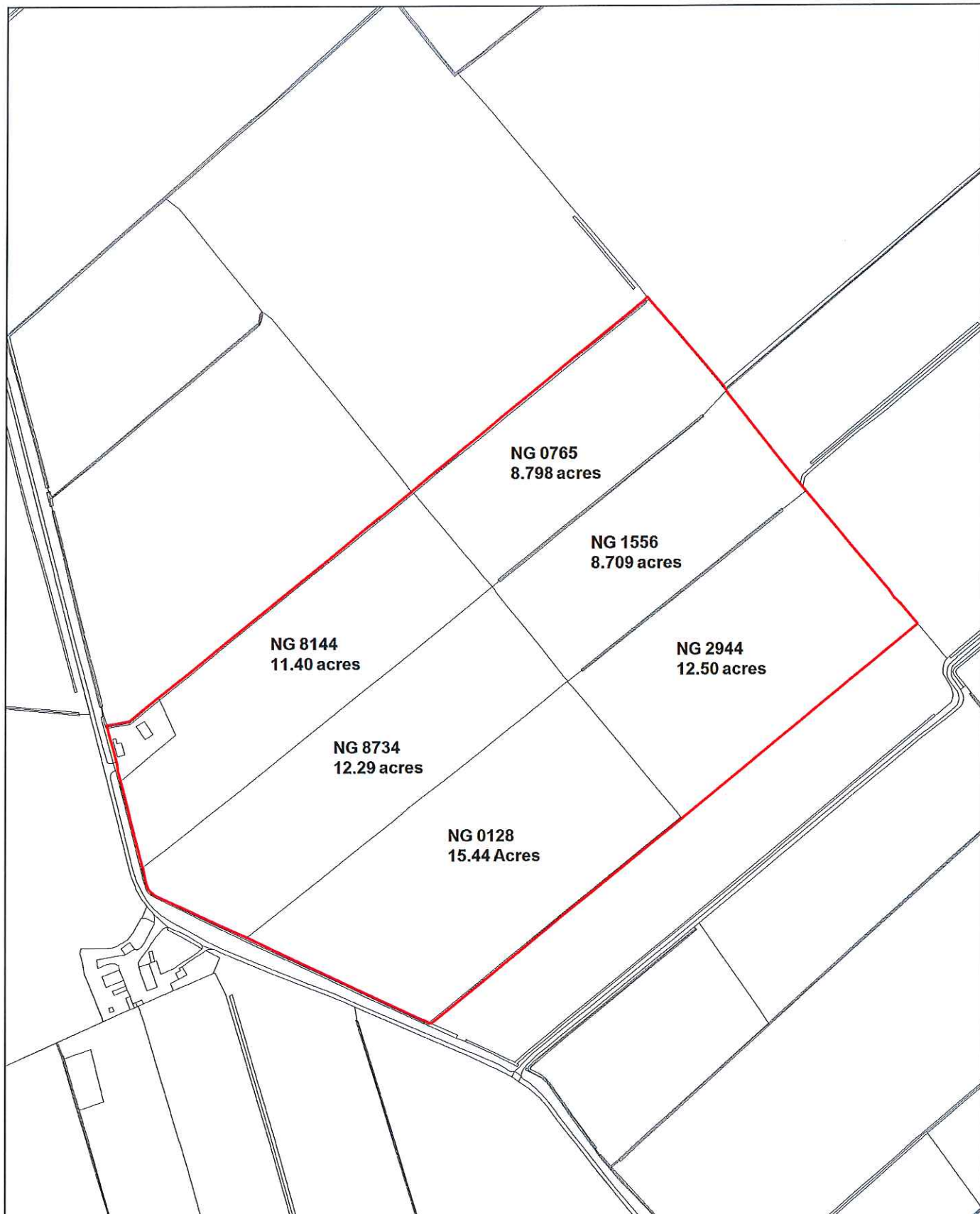
To Let



West Row – Bare Arable Land at Cooks Drove



Location	East of Cooks Drove, West Row, Mildenhall IP28 8QN (Closest Post Code)
Description	<p>Arable land extending in total to approximately 69.137 acres (28.31 hectares).</p> <p>The land has been used to grow arable crops and is cropped with potatoes for the 2017 harvest, the entire property is shown edged in red on the attached plan.</p>
Area	<p>Approximately 69.137 acres (28.31 hectares) see schedule of areas below:</p> <p>NG 0765 – 8.798 acres NG 1556 – 8.709 acres NG 2944 – 12.50 acres NG 8144 – 11.40 acres NG 8734 – 12.29 acres NG 0128 – <u>15.44 acres</u> TOTAL – 69.137 Acres</p>
Access	Directly from Cooks Drove, West Row.

Services	There is no water abstraction licence and mains water and other services are not connected to the land.
Boundaries	The land is currently unfenced but there are poplar trees planted as windbreaks along internal and boundary drainage ditches.
Term	5 year Farm Business Tenancy commencing on the 11 th October 2017
Rent	Offers are invited for the annual rent of the holding (to be fixed for the first three years). The Landlord is not bound to accept the highest or any offer. Rent will be payable by direct debit in arrears on 6 th April and 11 th October throughout the term.
Assignment	The tenant will be expected to farm the land in their own right and subletting is strictly not permitted. Use of contractors will only be permitted with the prior consent of the landlord. Applications should state which operations contractors are proposed to be used for, if any.
Sporting Rights	Can be included by separate negotiation.
BPS Entitlements	BPS Entitlements will not be included as part of the letting and if BPS Entitlements are required the tenant will need to obtain them at their own cost.
Sugar Beet Quota	There is no Sugar Beet Quota included in the letting.
Holdover	The existing tenant has been granted a right of holdover to access the land to harvest crops until the 1 st November 2017.
Soil Types	Adventurers' 1 – Fen Peat, deep peat soils with risk of wind erosion. Iselham 2 – Glaciofluvial drift and peat, deep permeable sandy and peaty soils affected by groundwater.
Land Grade	According to the former MAFF land classification map the land is Grade 2 Agricultural Land.
Lotting	Applications for the whole or part of the property are invited.
Assessment Criteria	Applications will be assessed against the Suffolk Priorities and the annual rent per acre offered.
Viewing	The holding will be available for inspection on the 27 th March 2017 between 10.00 am and 4.00 pm. A member of Suffolk County Council Staff will be present between 11.30 am and 1.30 pm to answer any questions that may arise



 Suffolk County Council	Corporate Property, Endeavour House, 8, Russell Road, Ipswich, Suffolk. IP1 2BX. Telephone (01473 264180).		DISCLAIMER This information has been taken from our records but our deeds have not been checked. If the areas or precise boundaries of the land in question are critical we may need to undertake investigations that may result in change.	Scale 1:5000
				Date 16/02/2017
Parish: West Row				Produced By leemr1
Title: 69.137 acres (27.97 hectares) at Cooks Drive				
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