

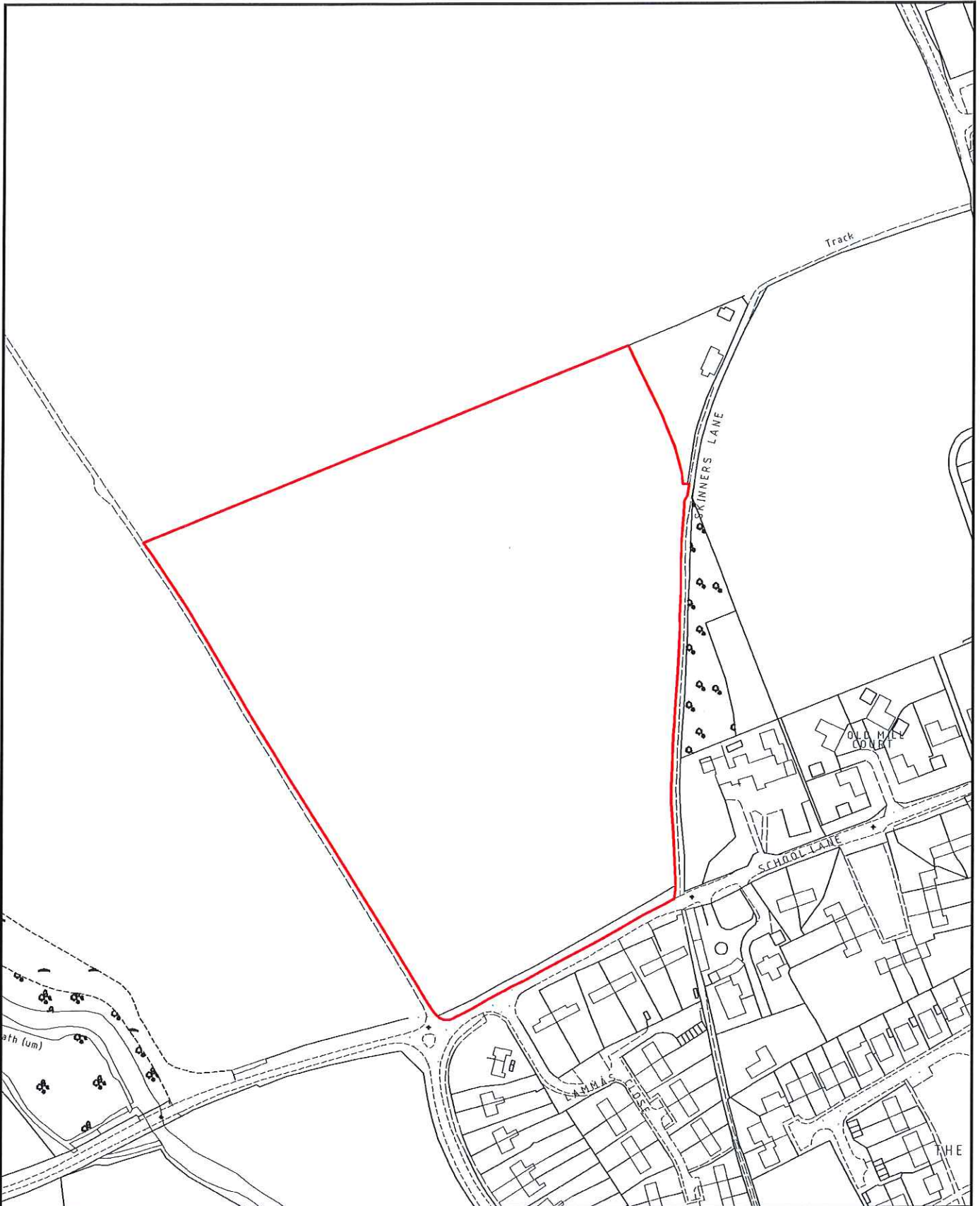
To Let

Bardwell – Bare Arable Land at School Lane



Location	North of School Lane, Bardwell, Bury St Edmunds IP31 1AD (Closest Post Code)
Description	<p>Arable land extending in total to approximately 13.26 acres (5.36 hectares).</p> <p>The land has been farmed in an arable rotation and, the entire property is shown edged in red on the attached plan.</p>
Area	<p>Approximately 13.26 acres (5.36 hectares) see schedule of areas below:</p> <p>NG 9899 – <u>13.26 acres</u> TOTAL – 13.26 Acres</p>
Access	Directly from School Lane, Bardwell via a farm road.
Cropping	<p>2017 – Winter Wheat</p> <p>2016 – Winter Wheat</p> <p>2015 – Spring Wheat</p>

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 the southern boundary is demarcated by a boundary hedge.
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 the 6 th April and the 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.
Land Drainage	The Land is under drained and land drainage plans are available on request from Suffolk County Council.
BPS Entitlements	5.39 hectares of Basic Payment Scheme Entitlements will be included in the letting if required
Sugar Beet Quota	There is no Sugar Beet Quota included in the letting.
Soil Type	Burlingham 3 – A deep fine loamy soil with slowly permeable subsoils and slight seasonal waterlogging. Suitable for cereals, sugar beet and other arable crops.
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 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 28 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



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
 1:2500

Date
 16/02/2017

Parish: Bardwell

Title: 13.26 acres (5.36 hectares) at School Lane

Produced By
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