



HOWKINS &  
HARRISON

## Land at Green Farm

Baxterley, Atherstone, Warwickshire, CV9 2LW

# To let by informal tender

Approximately 34 acres (13.76 ha) of highly productive arable land

## Location

The land lies on the north side of the Wood End to Baxterley Road, in the county of Warwickshire.

## Description

The land is Grade 3 on the DEFRA Land Classification map and is divided into two good sized workable enclosures. The soil is of the Bromsgrove Association Hodnett Series being a loam over a clay sub soil and is capable of producing some excellent arable crops. The past cropping of the land is as follows:

2020: Sugar Beet

2019: Winter Wheat

2018: Maize

## Entitlements

The entitlement area on the Rural Payments Land map is approximately 33.54 acres (13.63 ha).

There will be no entitlements or payments under the Agriculture Act 2020 or pre Brexit legislation attached to this tenancy. The Landlord will be prepared, going forward to consider any environmental schemes with the incoming tenant under the DEFRA ELMS Provisions but no firm undertaking is hereby given by the Landlord.

## Ingoing Payment

There will be no ingoing payment but subject to negotiations with the outgoing tenant, the ingoing tenant may receive a dilapidations payment which will have been received by the Landlord. Tenders must not be made on the understanding that they will receive this payment.

If the ingoing tenant requires a record of condition before entering upon the holding they may undertake the preparation of this by themselves or with their agents at their own expense.

## Viewing

The land may be viewed during daylight hours by any person with a copy of these sale particulars who have advised the letting agents

that they will be viewing. The taking of 4 wheel drive vehicles onto the land is prohibited. When parking on the site please make sure that the adjacent service road is not blocked.

## Tender

The land will be let by informal tender from 25<sup>th</sup> March 2021 on a Farm Business Tenancy for 2 years and thereafter annually on Full Repairing terms. Tender forms are available on application to the letting agents,

All tender forms are to be received by the letting agents, Ashby de la Zouch office by 12 noon on Wednesday 24<sup>th</sup> February 2021 on the tender forms provided in an envelope marked Tender For Land at Baxterley or by email, not to be received before 11.45am on 24<sup>th</sup> February 2021. Please note that the Landlords or their selling agents do not bind themselves to accept the highest or any tender received.

The landlord and their agents will consider the tenders received and will contact three prospective tenants and hold a zoom meeting or otherwise during the week commencing 1<sup>st</sup> March 2021. Following the 8<sup>th</sup> March 2021, the prospective tenants will, within 3 days, be advised as to whether they were successful or not, and it is expected the tenancy agreement will be signed within the following 10 days so possession can be taken on 25<sup>th</sup> March 2021.

## Contact

Further details can be obtained from Michael Fallowell FRICS FAAV MEWI, telephone number 01530 877977 (option 2) email: [Michael.Fallowell@howkinsandharrison.co.uk](mailto:Michael.Fallowell@howkinsandharrison.co.uk).

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.