

TO LET

Great Barton – Land Formerly Part Vicarage Farm



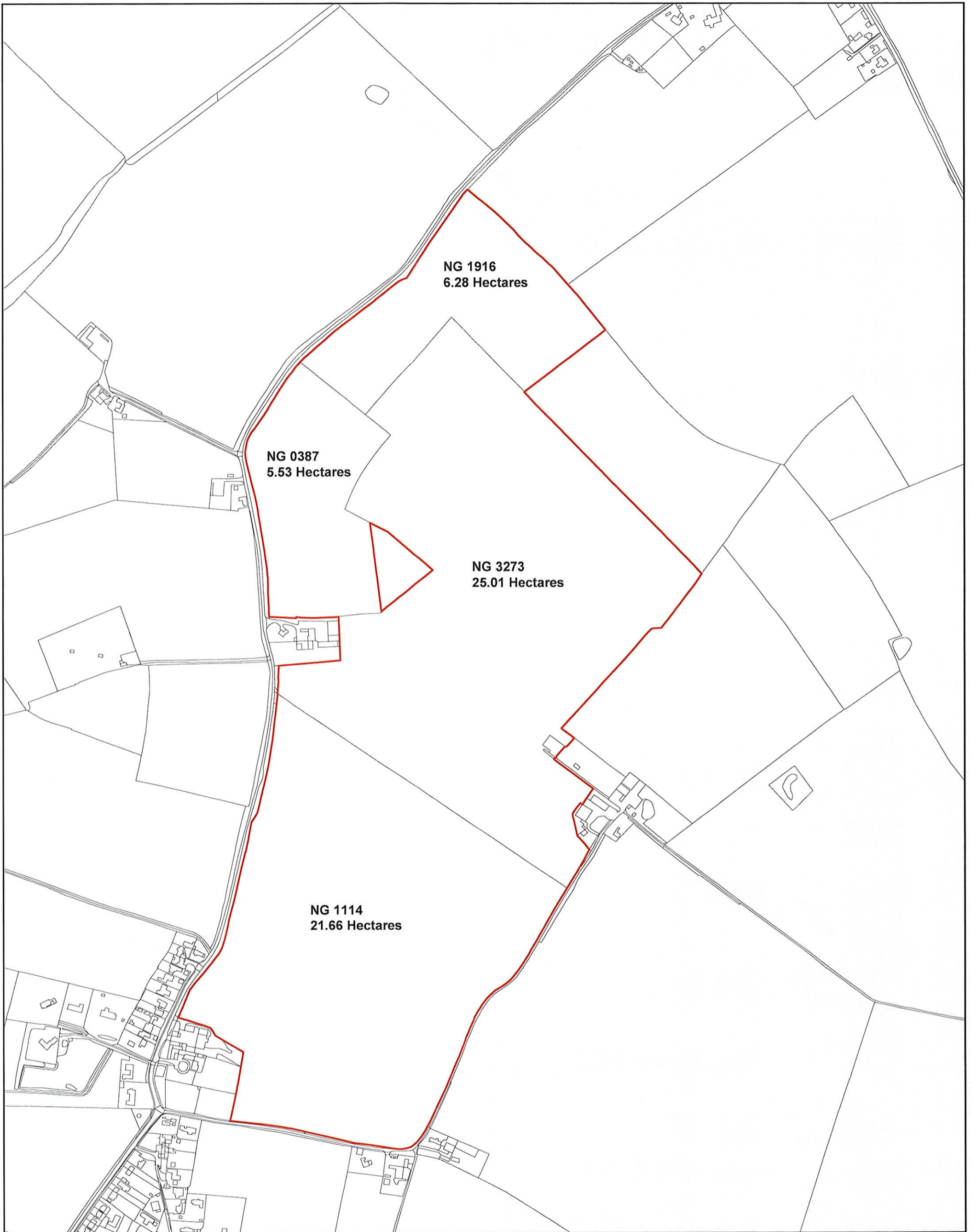
Location	East of Livermere Road and North of Vicarage Farm Road, Great Barton, Bury St Edmunds (Closest Postcode) IP31 2QF
Description	<p>A single parcel of arable land within a ring fence extending in total to approximately 144.51 acres (58.48 hectares)</p> <p>The land has been farmed in an arable rotation for many years and is shown edged in red on the attached plan.</p>
Access	<p>There is access to the land directly from Livermere Road, Great Barton via a field gateway and there is also access from Vicarage Farm Road, Great Barton via the farmyard at Vicarage Farm.</p>



Area and Back Cropping	<p>Approximately 144.51 acres (58.48 hectares) see schedule of areas and back cropping below:</p> <table border="1" data-bbox="454 302 1300 705"> <thead> <tr> <th>Field No</th> <th>Acres</th> <th>Hectares</th> <th>2021</th> <th>2022</th> <th>2023</th> </tr> </thead> <tbody> <tr> <td>NG 1916</td> <td>15.52</td> <td>6.28</td> <td>SB</td> <td>WW</td> <td>WB</td> </tr> <tr> <td>NG 0387</td> <td>13.66</td> <td>5.53</td> <td>SB</td> <td>WW</td> <td>WB</td> </tr> <tr> <td>NG 3273</td> <td>61.80</td> <td>25.01</td> <td>SUB</td> <td>SB&WW</td> <td>WW</td> </tr> <tr> <td>NG 1114</td> <td>53.52</td> <td>21.66</td> <td>WW</td> <td>SUB</td> <td>SB</td> </tr> <tr> <td>TOTAL:</td> <td>144.50</td> <td>58.48</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Key: WW = Winter Wheat WB = Winter Barley SB = Spring Barley SUB = Sugar Beet</p>	Field No	Acres	Hectares	2021	2022	2023	NG 1916	15.52	6.28	SB	WW	WB	NG 0387	13.66	5.53	SB	WW	WB	NG 3273	61.80	25.01	SUB	SB&WW	WW	NG 1114	53.52	21.66	WW	SUB	SB	TOTAL:	144.50	58.48			
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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 some sections of boundary hedging and internal boundary hedges.																																				
Term	5-year Farm Business Tenancy commencing on the 11 th October 2023.																																				
Rent	<p>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.</p> <p>Rent will be payable by direct debit in arrears on 6th April and 11th October</p>																																				



Assignment	<p>The tenant will be expected to farm the land in their own right and subletting is strictly not permitted.</p> <p>Use of contractors will only be permitted with the prior consent of the landlord. Applications should state which operations contractors are to be used for if any.</p>
Sporting Rights	Can be included by separate negotiation.
BPS Entitlements	There are no BPS Entitlements included in the letting.
Sugar Beet Quota	There is no sugar beet quota included in the letting.
Soil Type	<p>Worlington Soil Series – Deep well drained sandy soil suitable for winter barley and sugar beet.</p> <p>Melford Soil Series – Deep well drained fine loamy over clayey, coarse loamy over clayey and fine loamy soil suitable for cereals sugar beet and other arable crops.</p>
Land Grade	According to the former MAFF land classification map the land is Grade 3 Agricultural Land.
District Council	West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU www.westsuffolk.gov.uk 01284 763 233
Lotting	Applications for the whole only are invited.
Assessment Criteria	Applications will be assessed against the Suffolk County Council's Corporate Priorities and Tenancy Selection Criteria, proposed soil management and the annual rent per acre offered.

Viewing	Land may be viewed during daylight hours on foot only with a set of these particulars to hand as from Friday the 23rd June 2023 . Viewers should be respectful of the existing tenant and cause no damage to standing crops during their inspection.
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	Corporate Property, Constantine House, 5, Constantine Road, Ipswich, Suffolk. IP1 2DH Telephone (01473 264180)		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.	Parish: Great Barton		Author: leemr1	
				Title: Land Formerly Part Vicarage Farm			