West Country Rural Ltd
Moor Park
Cheriton Bishop
Exeter | Devon
EX6 6JL

Chartered Surveyors, Valuers & Land Agents

Land to Let BY TENDER
Part of Barne Farm, Christow, Exeter, Devon

74.81 acres bare pasture land, including up to 20.75 acres potential arable.

Commencing 10th May 2022

Tenders close Thursday 28th April 2022 at midday

Offers invited

T: 01647 248 31 | E: lizzie@westcountryrural.co.uk | www.westcountryrural.co.uk
Company Reg Number: 10294758

SITUATION

The land is situated on the south west outskirts of the village of Christow within the north eastern fringes of Dartmoor National Park. The land is approximately 11 miles south west from Exeter city centre, 6.5 miles east of Moretonhampstead 6.5 miles off the A38 trunk road and 8 miles from the A30 trunk road. Access is largely via Commons Hill EX6 7QE

Lot 1 what3words reference ///sensible.untruth.cowering

Lot 2 what3words reference ///fingertip.master.bakers

The land comprises a total of 74.81 acres of gently sloping pasture land split between a main block of 69.05 acres and an off-lying block of 5.76 acres. The land has historically been grazed by sheep and cattle throughout the year and cut for hay and silage. Two of the fields have been cropped in the past, but all of the land is currently under pasture. There are no buildings included.

The Landlord has no preference for any type of cropping or livestock operation on the land, save that any arable land if ploughed must have headlands ploughed out to field and not in to hedge, respecting the requirements of cross compliance whereby the plough must not break within 2 metres of the hedgerow boundaries, and subject to the Terms of the Farm Business tenancy agreement. The Landlord expects all fields to be left in pasture at the end of the tenancy.

THE TENANCY

1. Term—the land is to be let on a Farm business Tenancy under the Agricultural Holdings Act 1995 for a 10 year term with a break clause at 5 years.
2. Rent—payable half yearly in advance by direct debit
3. Rent Reviews—can be triggered by either party every three years
4. Repairs and Insurance—the Tenant will be responsible for all repairs and public liability insurance. A photographic schedule of condition will be prepared by the Landlord's agent at the commencement of the tenancy and the Tenant will covenant to maintain the property in no worse condition.
5. Ingoing and Outgoing valuation—no ingoing valuation. The outgoing valuation assessed against the schedule of condition and soil analysis with the outgoing tenant liable to pay for any damages caused. The tenant will be required to undertake a soil analysis across the whole holding within 6 weeks of taking occupation and to send a copy to the Landlord's agent. The outgoing Tenant will be entitled to claim for improvements in respect of fencing for which the Landlord has given their written consent and lime (on a 1/7 decreasing basis).
6. The Landlord makes the following reservations;

   a) All sporting rights and access to exercise them

   b) Access to retained woodland for all purposes and at all times

A draft Farm Business Tenancy agreement is available from the agent on request

PUBLIC RIGHTS OF WAY

There are three public footpaths affecting the property.

BASIC PAYMENT SCHEME

The land has been used to claim the Basic Payment Scheme since 2015 and is registered as ESDA. The Landlord shall make available the BPS entitlements and RPA registered land parcels by online transfer made available to the Tenant to submit an application before 16th May 2022.

The ESDA Entitlements shall be transferred by lease , no additional rent shall be levied for these entitlements. The Tenant will covenant to protect the Entitlements and return them or any replacement at the end of the Tenancy.

COUNTRYSIDE STEWARDSHIP

The land is not currently subject to any Countryside Stewardship agreement, but it is the Landlord's preference that the Tenant will apply for a new Mid Tier agreement to include capital works to improve the holding boundaries etc.

TENANT'S CONTRIBUTION TO COSTS

The Tenant shall contribute £500 + VAT towards the cost of the tenancy agreement and photographic schedule of condition

LOCAL AUTHORITY

Dartmoor National Park, Parke, Bovey Tracey, Newton Abbot, TQ13 9JQ Tel. 01626 832093

Devon County Council, County Hall, Topsham Road, Exeter Devon, EX2 4QD Tel. 0845 155 1015

VIEWINGS

Strictly by appointment with the letting agents, West Country Rural Ltd.

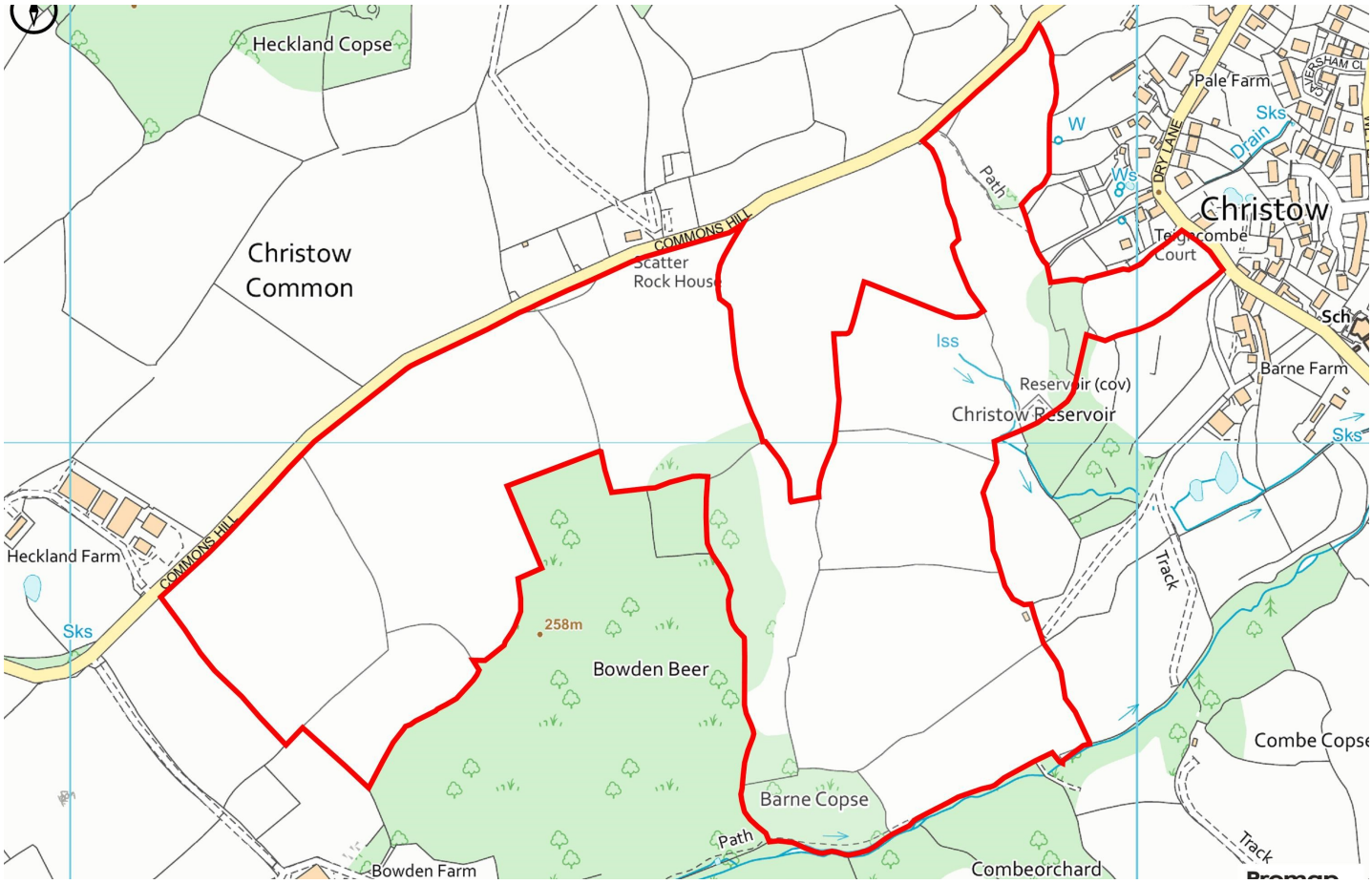
HEALTH & SAFETY

Given the potential hazards of a working farm we ask all persons to be vigilant when inspecting the land for their own personal safety.

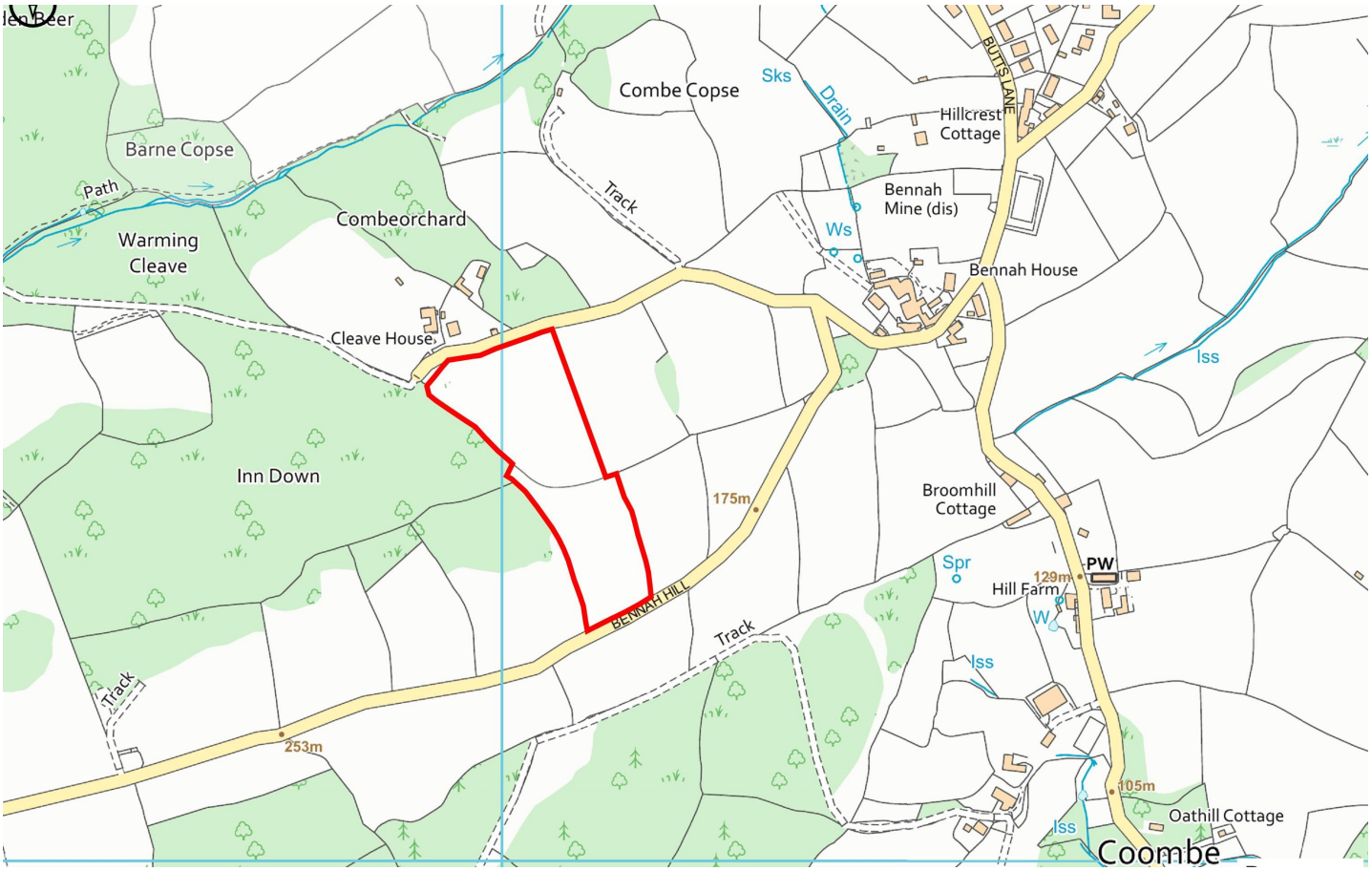
FURTHER INFORMATION

This land is offered to let by **INFORMAL TENDER** offers are to be received by **midday Thursday 28th April 2022**. If you would like further details then please contact the Agent; Lizzie Chance 07738 162673 or lizzie@westcountryrural.co.uk

Lot 1 - Land part Barne Farm 69.05 acres or thereabouts (not to scale, for identification purposes only, scale map available from the letting agent)



Lot 2 - Bustows Land 5.76 acres or thereabouts (not to scale, for identification purposes only, scale map available from the letting agent)



LAND PART BARNE FARM, CHRISTOW, EXETER, DEVON

TENDER DOCUMENT

(Applicants may wish to provide a Tender Document Report and statement. This pro forma must form part of that submission)

Name:.....

Address:.....

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Telephone Number:.....

Email Address:.....

I/we submit the following rent(s);

Lot 1 - Land part Barne Farm 69.05 acres or thereabouts £..... per year

(in words:.....per year)

Lot 2 - Bustows Land 5.76 acres or thereabouts £..... per year

(in words:.....per year)

OR

Lots 1 & 2 together Land part Barne Farm and Bustows Land 74.81 acres or thereabouts £.....per year

(in words:.....per year)

FARMING METHOD (please state proposed plans for the farming of the land)

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LAND PART BARNE FARM, CHRISTOW, EXETER, DEVON
TENDER DOCUMENT

APPLICANT'S BACKGROUND AND EXPERIENCE (Please state existing situation in addition to background and experience. Please also state if you own or rent any other ground - the size, type and location)

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LAND PART BARNE FARM, CHRISTOW, EXETER, DEVON
TENDER DOCUMENT

REFEREES

Referee 1

Name:.....

Address:.....

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Telephone Number:.....

Email Address:.....

Referee 2

Name:.....

Address:.....

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Telephone Number:.....

Email Address:.....

CERTIFICATE

I/we hereby confirm that I/we have;

1. Read the particulars of Letting
2. Read and understood the Terms of the sample Farm Business Tenancy
3. Inspected the property and satisfied myself/ourselves as to the condition of the land, access, fencing and water supply etc
4. Will supply financial information and proof of finance at interview
5. Confirm acceptance of the Landlords intention to take references and will co-operate with all additional information that may be required in order to undertake these references
6. Understand that this is an Informal Tender and acknowledge that the Landlord has the right to accept or disregard any or all od the Tender or parts thereof
7. That a direct debit mandate for the rental instalments must be completed and submitted prior to the commencement of the Tenancy.

Signed:.....

Name (please print):.....

Business Name (if applicable):.....

Date:.....