

TO LET

Lakenheath – Land & Buildings formerly Pt 111 Undley



Location	Undley, Lakenheath Near Brandon (Closest Postcode) IP27 9BY
Description	<p>Three parcels of Arable land, agricultural buildings, and a yard, extending in total to approximately 91.43 acres (37.00 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>
Soil Types	<p>Reach Soil Series – A chalk and chalky drift soil suitable for cereals and sugar beet.</p> <p>Swaffham Prior Soil Series – A chalky drift and chalk soil suitable for growing cereals, sugar beet and potatoes.</p>
Land Grade	According to the former MAFF land classification map the land is predominantly Grade 2 Agricultural Land with some areas of Grade 3 Agricultural land.



Area and Back Cropping	Approximately 91.43 acres (37.00 hectares) see schedule of areas and back cropping below:					
	<b>Field No</b>	<b>Acres</b>	<b>Hectares</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
	NG 6043	41.38	16.74	FA	WB	WW
	NG 2882	25.30	10.24	FA	KL	WW
	NG 4823	23.44	9.49	FA	SUB	WW
	Yard & Buildings	1.31	0.53			
	<b>TOTAL:</b>	<b>91.43</b>	<b>37.00</b>			
	<p>Key:  WW = Winter Wheat  WB = Winter Barley  KL = Kale  SUB = Sugar Beet  FA = Fallow</p>					

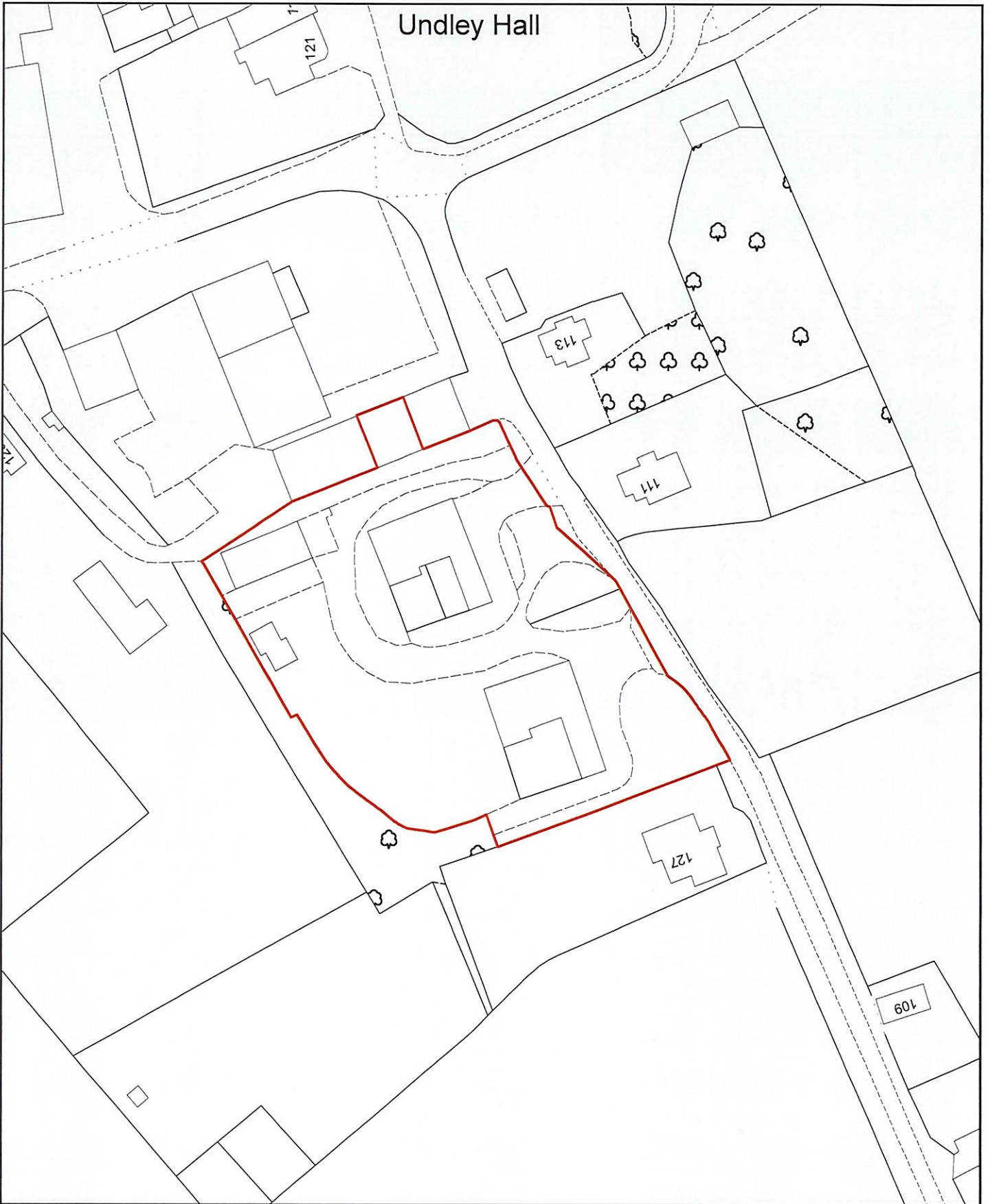


Buildings	<p><b>Storage Barn</b> – Brick construction with asbestos cement sheet roof - 11.57 m x 10.36 m</p> <p><b>Open Barn</b> – Brick construction with asbestos cement sheet roof - 6.09 m x 11.88 m</p> <p><b>Stock Barn (Monopitch)</b> – Brick construction with asbestos cement sheet roof – 11.27 m x 4.87 m</p> <p><b>4 Bay Open fronted Barn (Monopitch)</b> – Timber framed with blockwork dwarf walls, timber space boarding and an asbestos cement sheet roof – 18.28 m x 9.14m</p> <p><b>Single Bay of Shared Barn</b> – Timber framed, walls and corrugated steel roof – 9.14 m x 11.27 m</p> <p><b>Storage Barn</b> – Brick Construction with asbestos cement sheet roof – 11.57 m x 7.3 m</p> <p><b>Open Barn</b> – Brick construction with asbestos cement sheet roof - 6.09 m x 11.88 m</p> <p><b>Stock Barn (Monopitch)</b> – Brick construction with asbestos cement sheet roof – 11.27 m x 4.87 m</p>
Total Area of Buildings	728.83 m2
Access	Access to the majority of the land is from the public highway via field gateways. Access to field No: NG 6043 is via a hard surfaced farm road, owned by Suffolk County Council.
Services	There is a 240 v single phase electricity supply to the buildings and mains water is also connected to the buildings. There is no mains water to the land and no water abstraction/irrigation licence is available.
Boundaries	The land is currently unfenced and there are only small sections of boundary and internal hedges.
Term	5 -year Farm Business Tenancy commencing on the 11 <sup>th</sup> 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 the 6<sup>th</sup> April and 11<sup>th</sup> October throughout the term.</p>
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 to be used for if any.
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.
District Council	West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU <a href="http://www.westsuffolk.gov.uk">www.westsuffolk.gov.uk</a> 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	A single viewing day will be held on <b>Friday 7<sup>th</sup> July 2023</b> between <b>9.30 am</b> and <b>3.00 pm</b> . SCC staff will be in attendance on the viewing day.

# Undley Hall



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.

Date: 21/06/2023

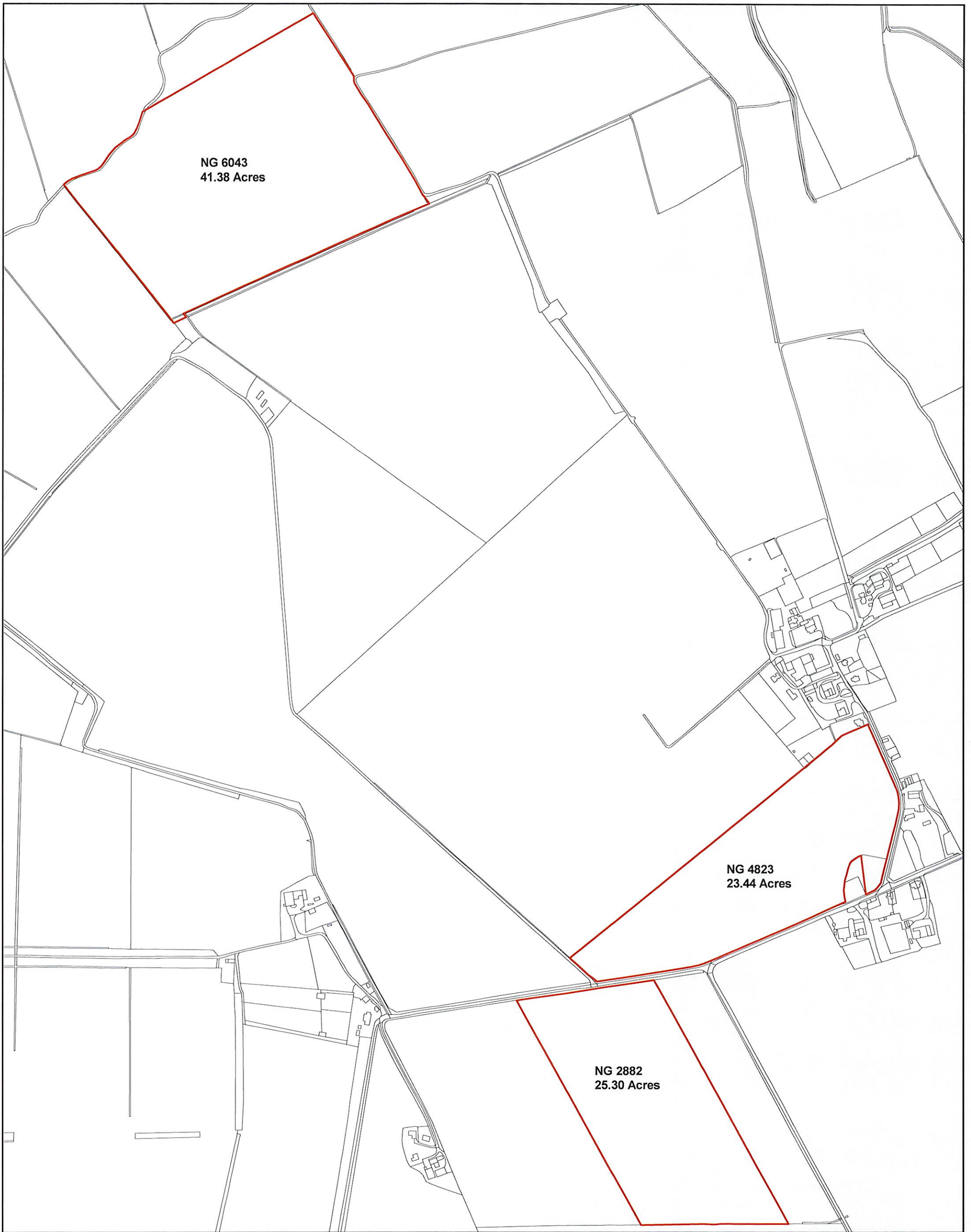
Scale: 1:1,000

Parish: Lakenheath

Title: Yard & Buildings Formerly Part 111 Undley

Author: leemr1





NG 6043  
41.38 Acres

NG 4823  
23.44 Acres

NG 2882  
25.30 Acres



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Parish: Lakenheath

Author: leemr1

Title: Land Formerly Pt 111 Undley - 90.12 Acres

Scale: 1:5,729

A3

Date: 17/03/2023

Plan No: