

TO LET

Great Barton – Land Formerly Part Elms Farm



Location	North of the A143 and south of the B1106 at Great Barton, Bury St Edmunds (Closest Postcode) IP31 2RG																		
Description	<p>A single parcel of arable land within a ring fence extending in total to 24.12 acres (9.76 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	There is access to the land directly from the A143 via a field gateway.																		
Area and Back Cropping	<p>Approximately 24.12 acres (9.76 hectares) see schedule of areas and back cropping below:</p> <table border="1"> <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 3939</td> <td>24.12</td> <td>9.76</td> <td>SB</td> <td>WB</td> <td>WW</td> </tr> <tr> <td>TOTAL:</td> <td>24.12</td> <td>9.76</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Key: SB = Spring Barley WB = Winter Barley WW = Winter Wheat</p>	Field No	Acres	Hectares	2021	2022	2023	NG 3939	24.12	9.76	SB	WB	WW	TOTAL:	24.12	9.76			
Field No	Acres	Hectares	2021	2022	2023														
NG 3939	24.12	9.76	SB	WB	WW														
TOTAL:	24.12	9.76																	

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.
Term	1-year Farm Business Tenancy commencing on the 11 th October 2023 and ending on the 10 th October 2024.
Rent	Offers are invited for the annual rent of the holding. The Landlord is not bound to accept the highest or any offer. Rent will be payable by direct debit in arrears on 6 th April 2024 and 10 th October 2024



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.

Soil Type	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.
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 . Vehicular access is absolutely not permitted and viewers should be respectful, of the existing Tenant and cause no damage to standing crops, during their inspection.



NG 9879
24.12 Acres

Parish: Great Barton

Map Title: Land Formerley Part Elms Farm

Author: leemr1

Scale: 1:2,500

Date: 22/06/2023

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.

