



**About 170.63 acres of arable and
grassland available on a 3 year Cropping
Licence**

at

**Lower Coldridge Farm,
Aston Ingham, HR9 7LN**

**Which Sunderlands offer
To Let by Informal Tender.**

**Tenders to be received by 12 noon on
Monday 6th September 2021**

Ref: David A Thompson FRICS FAAV
Email: d.thompson@sunderlands.co.uk / Mobile: 07836 595950

General Remarks & Particulars

Sunderlands are instructed to offer to let on Licence a productive block of arable and pastureland in a ring fence at Lower Coldridge Farm, 69.05 hectares / 170.63 acres, on a 3-year Cropping Licence commencing on 1st October 2021 to 30th September 2024.

The arable land is let as seen and does not include any farm buildings. The Licensor will continue to claim Basic Farm Payment and deal with any Entry Level or other Environmental Schemes relevant during the Cropping Licence (in liaison with the Licensee in that event). The Licensor reserves the right not to accept the highest or indeed any offer.

The land which is divided into convenient parcels is set out in the attached land schedules and attached plan.

The letting is for arable crops and may, in the last year, if the Licensee requires be for six fields in potatoes that were previously in potatoes 2018, approx. 71.43 acres (see schedule). Otherwise the Licensees can nominate the cropping they wish in the attached Tender form for the three crop years 2022, 2023 and 2024 together with the pastureland which may either be mown or grazed by cattle or sheep during the Licence period.

We understand water is by streams. There is no mains water nor mains water for any tank spray facility or irrigation. A brook passes through the land below Lower Coldridge Farmhouse and any farm buildings are excluded from the letting, together with the adjoining pasture field to the farm buildings.

Licensees will be required to sign the Cropping Licence, to comply with any RPA regulations, Cross-Compliance and NVZ requirements, the land being identified in a Nitrate Vulnerable Zone.

Licensees will be required to cut previously trimmed hedges once a year, maintain the land and adjoining fences, hedges and ditches in a good state of fertility and condition avoiding any damage to the land by use of vehicles in wet weather conditions.

Viewing:

Viewing may take place at any reasonable time either on foot or with vehicles during daylight hours with a copy of these letting particulars to hand. Please respect the land and ensure that no gateways are blocked or growing crops damaged. Viewings are taken solely at your own risk. Neither the agents or the owners of the property take responsibility for any injury and the schedules and cropping supplied are the estimated areas subject to RPA measurements given as a guide. No warranty is given to the exact areas.

Directions:

The land is on SO maps 6623 / 6723 and 6622 / 6722. From the village of Aston Ingham proceed through the village towards Aston Crews. Take the road to Lea Line and Mitcheldean. You will then see all the land lies on your left hand side. You will approach field 4591 first and between that and field 3856 is a concrete driveway which takes access down to the other land over the brook. There are other farm tracks but you will need possibly a four wheel drive vehicle to gain access in certain areas. Please be aware.

Outline terms and Conditions

1. The rent offered is to be paid half yearly in advance in equal amounts (and VAT if applicable).
2. The Licensee will be responsible to cut any previously trimmed hedges annually.
3. The land is to be used for agricultural purposes only
4. If required, any soil or other test(s) obtained by the Licensee if requested this must be provided to the Licensor together with any relevant cropping information required from time to time to enable the Licensor to make application to the Rural Payments Agency.
5. The Licensor will claim the Basic Farm Payment. The Licensee must not breach any conditions under the Scheme and otherwise comply with all relevant legal requirements, indemnifying the Licensor against any losses or expenses relating to any non-compliance of legislation.
6. The Licensee must not bring or allow any dangerous, unfit or diseased animals onto the land and shall promptly remove any infected, injured, dead or troublesome animals from it.
7. The Licensee will be responsible to ensure that no livestock stray from the land and to check boundaries before submitting any Tender. The Licensee will be responsible for any additional cattle / sheep fencing required.
8. The Licensee will be the keeper of any animals for DEFRA / RPA purposes and will be solely responsible for their supervision and responsible for setting up any temporary CPH numbers if applicable.
9. A copy of the draft Licence will be available to Licensees for inspection at the auctioneer's offices. This can be sent by email or posted if requested.
10. Only Tenders in writing will be considered. These should be completed and received on the attached form at the agents Offa House address no later than **12 noon on Monday 6th September 2021** in a sealed envelope marked "Lower Coldridge Farm Tender – Ref: DAT".

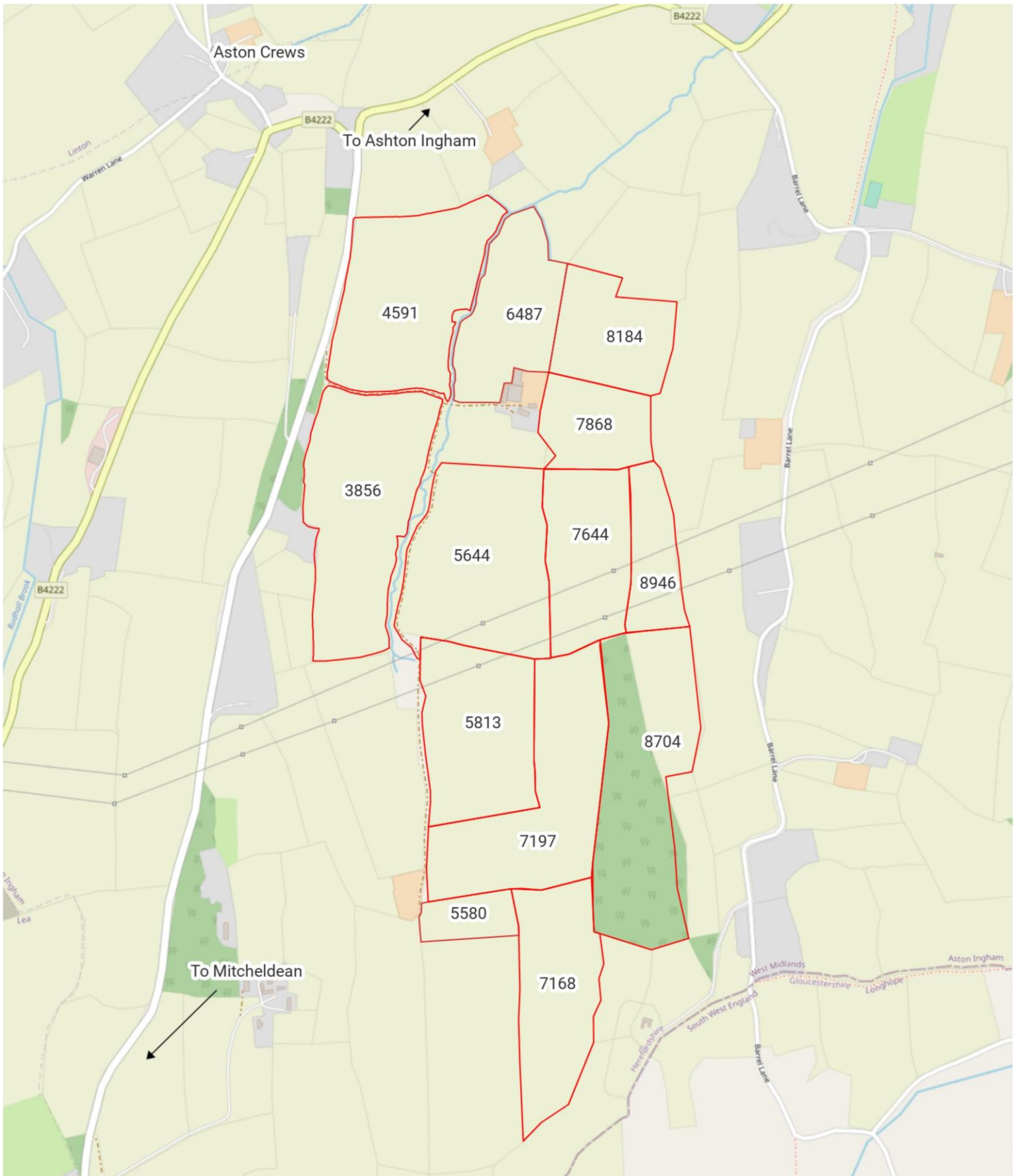
Schedule 1 – Lower Coldridge Farm

Sheet ID	Field No	Gross Area		BPS Area (ha)				
		Hectares	Acres	Winter Oats AC65	Winter OSR AC67	Winter Wheat AC66	Maize AC17	Permanent Grass PG01
SO6722	4591	7.0105	17.32	6.7239				0.2866
SO6722	3856	8.0600	19.92	8.0610				
SO6722	5644	7.5980	18.78	7.4913				0.1067
SO6721	7197	7.3331	18.12		7.3331			
		30.00	74.14	22.2762	7.3331	0.0000	0.0000	0.3933
SO6722	8184	3.5900	8.87			3.5900		
SO6722	7868	2.6409	6.53			2.6409		
SO6722	7644	4.7641	11.77	4.7641				
SO6722	6487	4.5972	11.36			4.5972		
SO6721	5580*	1.2600	3.11			1.2600		
SO6721	7168	5.2529	12.98		5.2529			
SO6722	5813	5.8700	14.51				5.8713	
SO6722	8704	8.8735	21.93					8.8673
SO6722	8946	2.1963	5.43					2.1963
		39.04	96.49	4.7641	5.2529	12.0881	5.8713	11.0636
		69.05	170.63	27.0403	12.5860	12.0881	5.8713	11.4569
Estimated Cropping 2021								
	<u>Hectares</u>	<u>Acres</u>						
Winter Oats	27.04	66.82						
Winter OSR	12.59	31.10						
Winter Wheat	12.09	29.87						
Maize	5.87	14.51						
Permanent Grass	11.46	28.31						
	69.05	170.63						

*NB Field 5580 assumes Winter Wheat but not certain

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Lower Coldridge Farm





INFORMAL TENDER – SUBJECT TO CROPPING LICENCE

Arable and Pastureland at Lower Coldridge Farm

OFFERS TO BE RECEIVED BY 12 noon on Monday 6th September 2021

Name of Prospective Licensee: (Business name)

Address:

Postcode:

Email:

SBI No:

Main Holding No:

Telephone No: (day): (eve):

My/Our offer for the arable and pastureland based on the agents particulars and the 170.63 acres or thereabouts
Tender 1 (excluding Potatoes)
£(in total) per annum
(in words)

Tender 2 (including Potatoes)
£(in total) per annum
(in words)

TERMS AND CONDITIONS

1. Offers must be received in a sealed envelope no later than **12 noon on Monday 6th September 2021 in a sealed envelope marked "Lower Coldridge Farm Tender – Ref: DAT"**
2. The Licensor does not commit themselves to accept the highest or any tender.
3. The transaction will remain strictly subject to contract until the Cropping Licence has been signed and completed.

PTO

Schedule 2 – Lower Coldridge Farm

Sheet ID	Field No	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
SO6722	4591	Herbage Seeds	Potatoes	Spring Wheat	Winter Oats			
SO6722	3856	Potatoes	OSR	Spring Wheat	Winter Oats			
SO6722	5644	Herbage Seeds	Potatoes	Spring Wheat	Winter Oats			
SO6721	7197	Wheat	Wheat	Spring Oats	Winter OSR			
SO6722	8184	Potatoes	OSR	Maize	Winter Wheat			
SO6722	7868	Potatoes	Wheat	Maize	Winter Wheat			
SO6722	7644	Potatoes	Wheat	Spring Oats	Winter Oats			
SO6722	6487	Potatoes	Wheat	Maize	Winter Wheat			
SO6721	5580	Arable	Arable	Arable	? Winter Wheat			
SO6721	7168	Potatoes	Wheat	Spring Oats	Winter OSR			
SO6722	8946	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass			
SO6722	5813	Herbage Seeds	Potatoes	Spring Wheat	Maize			
SO6722	8704	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass			

Notes

1. Applicants should complete their estimated cropping and include this with their Tender documentation please by completing the years above.

2. In considering the annual Licence fee Licensees are prepared to offer there are two Tender alternatives:
 - Tender 1 To exclude any potatoes in year 3 at the then Licence fee per annum.

 - Tender 2 In the event a choice is made to include up to 71.43 acres potatoes the then Licence fee per annum.