

ARABLE LAND TO LET

Available for One Growing Season

**Approximately 32.50 acres (13.15 hectares) of land
situated at Marlbrook Hall, Elton, Ludlow
Shropshire, SY8 2HR**

**TO LET BY INFORMAL TENDER
CLOSING AT 12 NOON ON
THURSDAY 30TH JUNE 2022**

**Lion Court
Broad Street
Leominster
Herefordshire
HR6 8LE**

Tel: 01568 610007

johⁿamos
& Co

A Bruton Knowles LLP Company

01568 610007 johamos.co.uk

BK | Bruton
Knowles

LAND AT MARLBROOK HALL, ELTON, LUDLOW

INTRODUCTION

John Amos & Co are delighted to have been instructed to offer approximately 32.50 acres of land available To Let for one growing season commencing from the 24th October 2022 on behalf of S R Morgan & Sons.

CROPPING

The land is available for the cropping of one arable crop. No Potatoes.

BASIC PAYMENT SCHEME

The Basic Farm Payment will be claimed by the Tenant on behalf of the Landlord. The Tenant shall pay the Landlord the full value of the entitlements within 14 days of receipt of payment. The successful bidder will be required to cross comply with all aspects of the scheme during their occupation as stated in No.16 of the Conditions of Let and will be required to establish the EFA (Ecological Focus Area) and satisfy greening crop diversity.

FIELD SIZES

The bids should be made on a per acre basis. Tenants can claim the gross area stated, but any buffer areas which the Landlord specifically lists will not be subject to rent (in some cases, the Landlord may wish to use these for access).

OCCUPANCY AND TERM

The occupancy will commence from 24th October 2022 for one growing season and will terminate on the 15th September 2023. The rent will be payable in three instalments:-

10% Deposit – 24th October 2022

40% Instalment - 1st March 2023

50% Instalment – 1st July 2023

Reasonable holdover for harvest, subject to prior agreement.

VIEWING

Viewing may take place at any reasonable time but strictly by prior appointment with these Particulars.

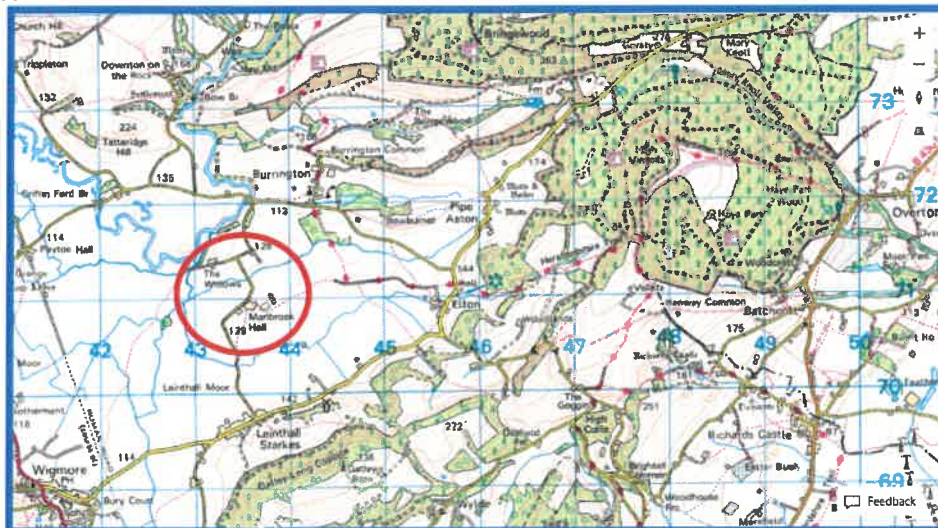
THE LAND

The land has been in arable / potato cropping for the last 3 years. With potatoes grown in 2022.

DIRECTIONS

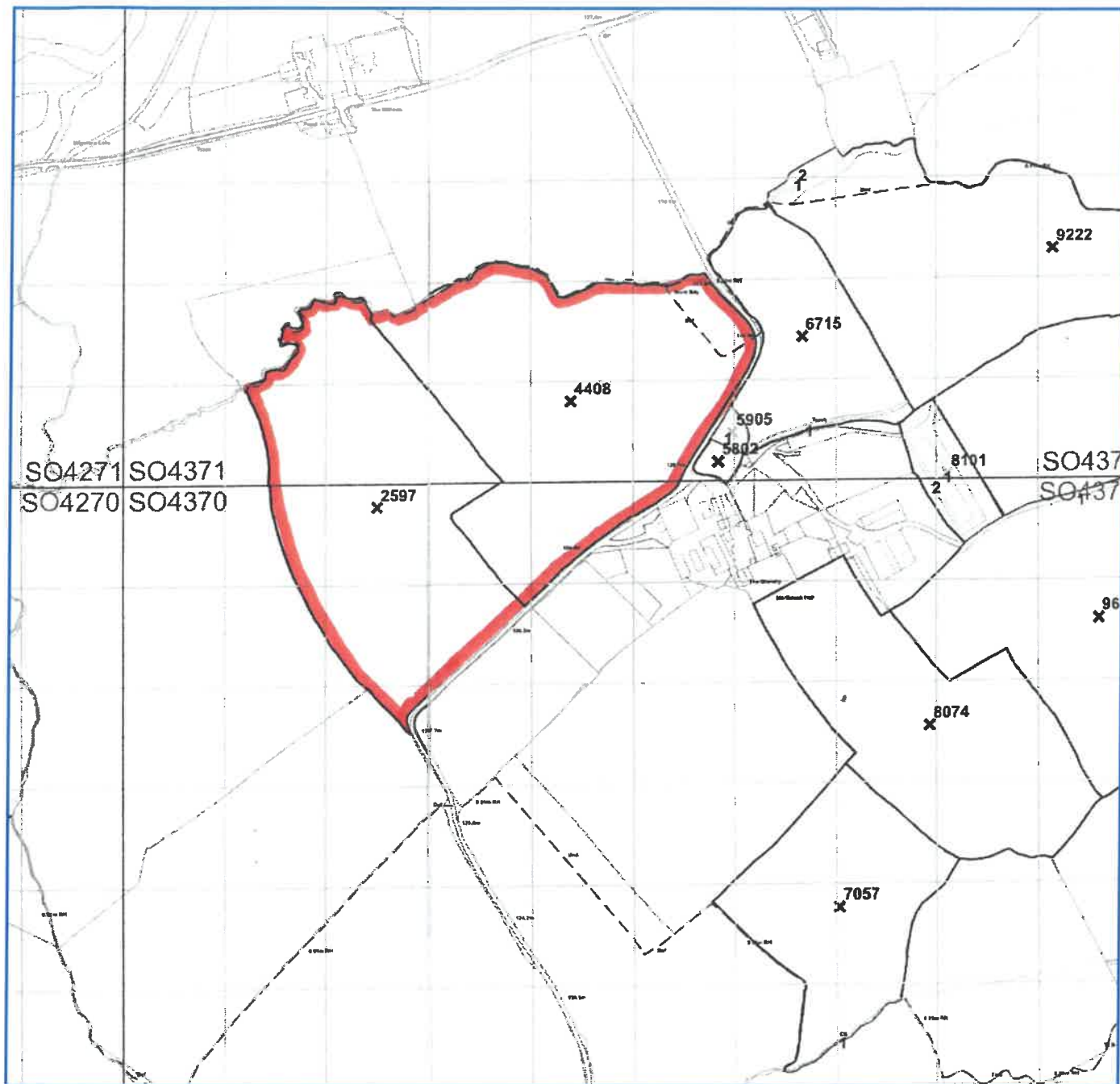
From the village of Wigmore heading North turn right adjacent to The Oak Public House and continue along the road towards Elton and Ludlow and in the village of Leinthall Starks turn left in the middle of the village and the land is on the left hand side of the road.

LOCATION PLAN



Ordnance Survey © Crown copyright 2022 All rights reserved. Licence number LIG0718

PLAN OF THE LAND



SCHEDULE OF LAND

OS NUMBER	FIELD NUMBER	Whole Field Area (Ha)	Mid-Tier Area (Ha)	Field Area Less Mid-Tier	Field Area Less Mid-Tier (Acres)
SO4371	4408	7.1844	-0.201	6.9834	17.26
SO4370	2597	6.4346	-0.138	6.2966	15.56
	TOTAL	12.619	-0.339	12.28	32.82

N.B. The cropping area will be based on 32.50 Acres and tender bids should be based on this area.

CONDITIONS OF LET

1. All tenders must be submitted in writing to **John Amos** at John Amos & Co., Lion Court, Broad Street, Leominster, Herefordshire, HR6 8LE. Tel: 01568 610007 ~ Email: john@johnamos.co.uk. Tenders must arrive at the above office **NO LATER THAN 12 noon prompt on Thursday, 30th June 2022** and should be marked **Tender ~ "Land at Marlbrook Hall, Elton"**
2. Please note that, where appropriate, Purchasers may suggest Special Terms or variances to the Contract. *(Please bear in mind these may affect the decision of the Vendor).*
3. The Vendors do not have to accept the highest or any Tender for each Lot respectively.
4. The Purchaser shall be required to insure their crops against damage and loss. The Vendor shall accept no responsibility whatsoever for any loss, or damage caused due to the occupancy of the land.
5. The Purchaser shall be responsible for any damage to the Vendors' property caused during the occupation, accidental or otherwise, including gates, posts, fences, hedges, drains, roads, etc., and the Purchaser will make good any damage at his expense.
6. The Purchaser shall take all reasonable steps to avoid pollution or nuisance from acts of husbandry and shall be responsible for any damages or third party claims.
7. The Purchaser agrees to pay the agreed rent at the times specified in the Tenancy Agreement. Failure to do so may lead to penalty payments or forfeiture of the Lot(s). The Purchaser shall also be responsible for any shortfall on a re-let, (including costs and commission), but shall not be entitled to any surplus.
8. The Landlords' rent will not be subject to VAT.
9. If there is a footpath that crosses the land then it is the Tenants responsibility to keep this open.
10. The Purchaser agrees to leave the land in good heart and in a state fit to replant by the Vendors, (or his Agents) thereafter.
11. In the event of non-payment of rent as per the agreed time-scales, the Vendors shall reserve the right to recover the loss of rent and any other reasonable expenses, including legal costs.
12. All Tenderers will be notified in writing within **SEVEN DAYS** of the closing date. Successful Purchasers will be required to pay 10% deposit on 24th October 2022, 40% on 1st March 2023 and 50% on 1st July 2023.
13. Unless stated otherwise, **ALL** field sizes given are **GROSS** area and Purchasers should satisfy for themselves the area available to be planted, and therefore tender on this basis, except specific areas identified in the particulars, which will be deducted.
14. The land is available from **24th October 2022** terminating on the **15th September 2023**.
15. There are no arable cropping restrictions on the land.
16. The Basic Farm Payment will transferred to the Tenant for the length of the agreement, and payment returned to the Landlord within 14 days of receipt from The Rural Payments Agency

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared June 2022.

FORM OF TENDER

LAND AT MARLBROOK HALL, ELTON, LUDLOW

(To be completed in CAPITALS save for the signature(s))

SUBJECT TO CONTRACT

To: Messrs John Amos & Company, of "Lion Court, Broad Street, Leominster, HR6 8LE"

I/We

of

Postcode.....

Telephone..... Fax.....

Mobile.....

Signed: Dated.....

Description	Tender Bid per Acre
LAND AT MARLBROOK HALL, ELTON, LUDLOW 32.50 Acres	£

Proposed Crop:

SUBJECT TO CONTRACT

I/We understand this is a legal document and if the offer is accepted will require the signature of the parties on various Agreements.

Witness: ~

Name:

Address:

Postcode..... Telephone.....

Fax..... Mobile.....

Signed: Dated.....

Mark Tender document

"TENDER – LAND AT MARLBROOK HALL, ELTON, LUDLOW"

and return to

John Amos & Co, Lion Court, Broad Street, Leominster, Herefordshire, HR6 8LE

No Later than **12 NOON** on **THURSDAY, 30TH JUNE 2022**

