

Greenway Farm, Tockenham, Swindon, SN4 7PP

149.59 acres with Buildings & Cottage

Wootton Bassett – 3.1 miles

Cirencester – 20 miles

Swindon – 9.3 miles (All distances are approximate)

TO LET on a 2 Year FBT (By Informal Tender)

Farm Details

On the instructions of Mr J A Ivory, WebbPaton are offering to let the land and buildings at Greenway Farm along with the three bedroom Wester Cottage at Tockenham, Swindon. The land amounts to approximately 149.59 acres (60.54 ha) of mainly Grade 3 land (currently down to wheat and beans) as outlined in red on the plan overleaf. The letting also includes a range of farm buildings (there is no grain storage available). It is essential that the property is let as a whole; it is available for arable, mixed or livestock enterprises.

Inspection

Viewing will be by appointment only on 15th & 21st March. Those wishing to view are required to make an appointment with the Agent - Gemma Drewett (01793 842055) of WebbPaton beforehand.

Tenancy Commencement

The tenancy will commence on 30th September 2016. The outgoing Tenant has the right to hold over produce in the buildings until 31st December 2016. Early entry to part of the land will be permitted, subject to agreement with the outgoing Tenant.

Ingoing Valuation

The incoming Tenant(s) will be required to take to crops and cultivations etc, if any, at valuation in accordance with normal CAAV procedures. No dilapidations claim will be accepted.

Tenure

The property is to be let under a Farm Business Tenancy; the let is proposed for an initial two year term. Extension beyond this period will be subject to negotiation between the parties. Rent will be payable quarterly in advance. The repair and maintenance responsibilities will be in accordance with The Agriculture (Model Clauses for Fixed Equipment) (England) 2015. The Tenant will not be permitted to sub-let any part of the property.

The buildings will be let as seen. Any improvements carried out by the Tenant will be at the Tenant's cost and the Landlord will not pay compensation for these improvements at the end of the Tenancy, unless otherwise agreed in writing.

Wester Cottage is a detached farm cottage with kitchen, living/dining room, utility and downstairs WC, two double bedrooms, one single bedroom and family bathroom. The property is unfurnished and is let as seen; the tenant will be responsible for internal decoration and internal repairs and maintenance. It is a requirement of the tenancy that the Tenant (or an employee engaged in the day to day farming of the holding) personally occupies the cottage.

Draft copies of the agreement will be available on the viewing days. The successful tenderer will be required to sign the tenancy agreement within 28 days of acceptance of their tender.

Basic Payment Scheme

The Tenant will be entitled to make annual claims under the Basic Payment Scheme. The current Tenant holds the Landlord's 66.25 ha of Basic Payment Entitlements which will be transferred to the new Tenant and returned at the termination of the tenancy.



Environmental Matters

The Land is currently in the Entry Level Stewardship (ELS) Scheme until 30th August 2017 and the Tenant will be required to take on the Agreement from the current Tenant. The annual payment is in the region of £1,975. The options are mainly hedgerow and ditch management options and a copy of the Agreement will be available from the Landlord's Agents on request.

The Tenant will be permitted to enter the Countryside Stewardship Scheme on expiry of the ELS Agreement, subject to written conditions and consent from the Landlord.

The Land lies within a Surface Water Nitrate Vulnerable Zone.

Sporting Rights

The sporting rights will be retained by the Landlord. The Tenant is to allow the hunt to cross the land.

Services

Wester Cottage and the farm buildings are connected to mains water and electricity. The cottage is connected to a septic tank. It is understood that the cottage is Band D for Council Tax purposes; the Tenant is responsible for this and all other outgoings.

Land Schedule

<u>NATIONAL GRID NO</u>	<u>HECTARES</u>	<u>ACRES</u>
SU0479 9807	2.48	6.13
SU0479 5907	2.53	6.25
SU0479 8415	4.93	12.18
SU0479 6820	2.16	5.34
SU0578 6480	4.06	10.03
SU0578 6057	2.21	5.46
SU0578 7257	4.63	11.44
SU0578 3475	8.37	20.68
SU0578 1291	4.64	11.47
SU0579 4613	3.66	9.04
SU0579 2704	5.75	14.21
SU0578 8754	1.90	4.69
SU0579 5602	4.06	10.03
SU0479 7932	1.93	4.77
SU0479 6537	7.23	17.87
TOTAL	60.54	149.59

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Access and Rights of Way

The Landlord will reserve rights of way over the field margins to be maintained for access by foot, horse or an All-Terrain Vehicle. As far as we are aware there are no public rights of way across the land.

Deadline for Registering Interest

Applicants will be required to submit a CV and the 'Registration of Interest Form' to the Agents by 12 noon on Tuesday 29th March 2016. The Agents will then invite a small number of applicants to submit a tender within 2-3 weeks of notification on a prescribed Tender Application Form.

Plans, Areas and Schedules

These are based on the Ordnance Survey and/or Rural Land Register Maps and are for reference only. They have been carefully checked and computed by the Agents and the Tenant is deemed to have satisfied him/herself as to the description of the property. Any error or mis-statement shall not annul the contract or entitle either party to compensation in respect thereof.

Disputes

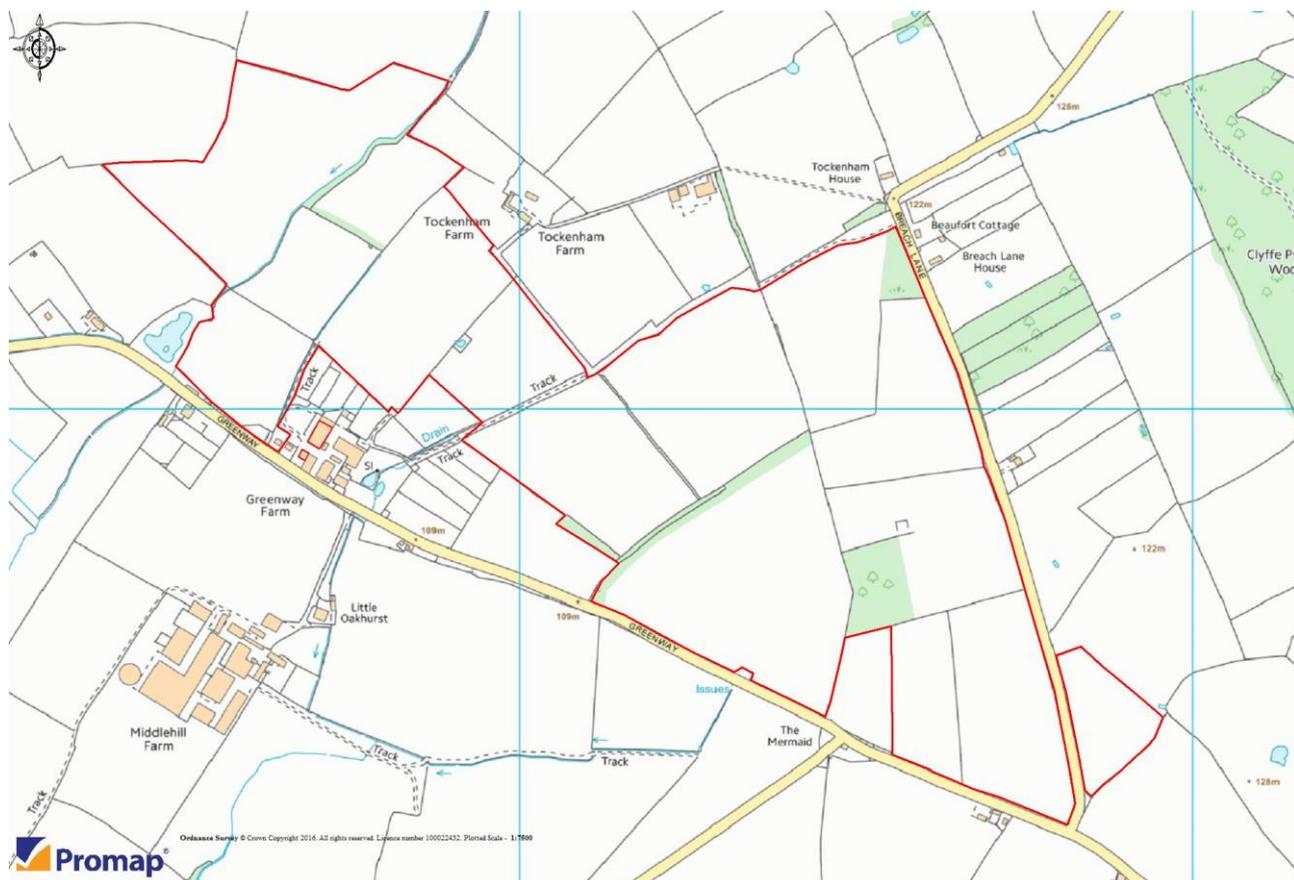
Should any dispute arise as to the boundaries or any point in the general remarks or the particulars, schedule, plan or the interpretation of any of them, the question shall be referred to the arbitration of the Landlord's Agents, whose decision acting as experts shall be final. The Tenant shall be deemed to have full knowledge of all the boundaries and neither the Landlord, nor the Landlord's Agent will be responsible for defining the boundaries or the ownership thereof.

Enquiries & Further Information

All enquiries should be made to Gemma Drewett at WebbPaton. Telephone: 01793 842055. Email: gemma@webbpaton.co.uk

Further information is available from the Agents, including:

- Cropping history from 2012 to 2016
- Copy of the ELS Agreement
- Sample Farm Business Tenancy
- Registration of Interest Form



IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

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