

# Land at Sands Farm, Calne, Wiltshire, SN11 8TJ

81.37 acres of arable land

Calne – 1.3 miles

Lyneham – 4.5 miles

Devizes – 6.6 miles (All distances are approximate)

## TO LET on a 5 Year FBT (By Informal Tender)

Offers invited above £150 per acre

### Land Details

On the instructions of Mr M Henly, WebbPaton are offering to let approximately 81.37 acres (32.93 ha) of easily worked, bare, arable land located in one block at Sands Farm, Calne, Swindon. The land is mainly Grade 3 (currently down to Spring Barley, Winter Wheat and a small area of Grass) as outlined in red on the plan overleaf. The land benefits from road frontage. The land is offered as a whole; it is available for arable, mixed or livestock enterprises.

### Viewings

All viewings should be made by appointment arranged through Libby Barron at WebbPaton on 01793 842055.

### Tender Deadline

The property is offered to let as a whole by informal tender. Written or email Informal Tenders are to be sent to Messrs WebbPaton's office at the address below by no later than Thursday 16<sup>th</sup> August 2018 at 5.00pm. Offers should be submitted by email to Libby@webbpaton.co.uk or in a sealed envelope marked "For the attention of Libby Barron – Land at Sands Farm Informal Tender".

### Tenancy Commencement

The tenancy will commence on 30<sup>th</sup> September 2018. Early entry to the holding will be permitted, subject to agreement with the Landlord.

### Ingoing Valuation

The incoming Tenant(s) will be required to take 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 tenancy is proposed for an initial five 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 on a 'no worse state' basis; we will make a photographic record of condition at the start of the tenancy. The Tenant will not be permitted to sub-let any part of the property.

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.

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 Landlord holds the Basic Payment Entitlements which will be transferred to the new Tenant and returned at the termination of the tenancy.

### Environmental Matters

The Land is not currently entered under any agri- environment scheme. The Tenant may be permitted to enter a Countryside Stewardship Scheme, subject to written conditions and consent from the Landlord. The land is not within an NVZ.

### Services

The land does not currently benefit from a private or mains water supply. It is understood there is a water main in the adjoining Sand Pit Road. It will be the responsibility of the Tenant to investigate if a water supply can be made available.

### Land Schedule

<u>NATIONAL GRID NO</u>	<u>HECTARES</u>	<u>ACRES</u>
SU0172 3002	2.14	5.29
SU0172 6404	19.00	46.95
SU0272 0415	5.63	13.91
SU0272 1232	6.16	15.22
<b><u>TOTAL</u></b>	<b><u>32.93</u></b>	<b><u>81.37</u></b>

### Access and Directions

Access to the land is directly off of the public highway known as Sand Pit Road as circled in blue on the plan overleaf. The Landlord will create an access between field parcels SU0172 3002 and SU0172 6404 to allow access to the other three field parcels. In the interim, the remaining land can be accessed via the route highlighted brown on the plan overleaf.

To reach the land follow Sand Pit Road from the roundabout opposite the Bug & Spider pub on the Oxford Road where you will see a WebbPaton 'To Let' board in situ. Follow Sand Pit Road and after 600 yards you will bend round to the left. Continue until you reach a fork in the road where 'Hills Calne Quarry' sign is located. To reach field parcel SU0172 3002 follow Sand Pit Road straight ahead for 300 yards and you will come to the gateway (which is circled blue on the plan overleaf) on your right. If you reach a solar farm you have gone too far. The remaining land can be accessed, through the quarry works, by following the route highlighted brown on the plan overleaf. Please note, the access track at the end of the route highlighted brown is a farm track and suitable for 4x4's only. The nearest postcode for the land is SN11 8TJ.

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## Access and Rights of Way

There is a footpath/ bridle way which follows the farm access track along the eastern edge of field parcel SU0172 6404. As far as we are aware there are no other public rights of way across the land.

## Tender Deadline

Applicants not known to WebbPaton are requested to submit a brief CV along with their Informal Tender to the Agents by 5pm on Thursday 16<sup>th</sup> August 2018. The successful and unsuccessful tender bids will be notified shortly after this date.

## 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

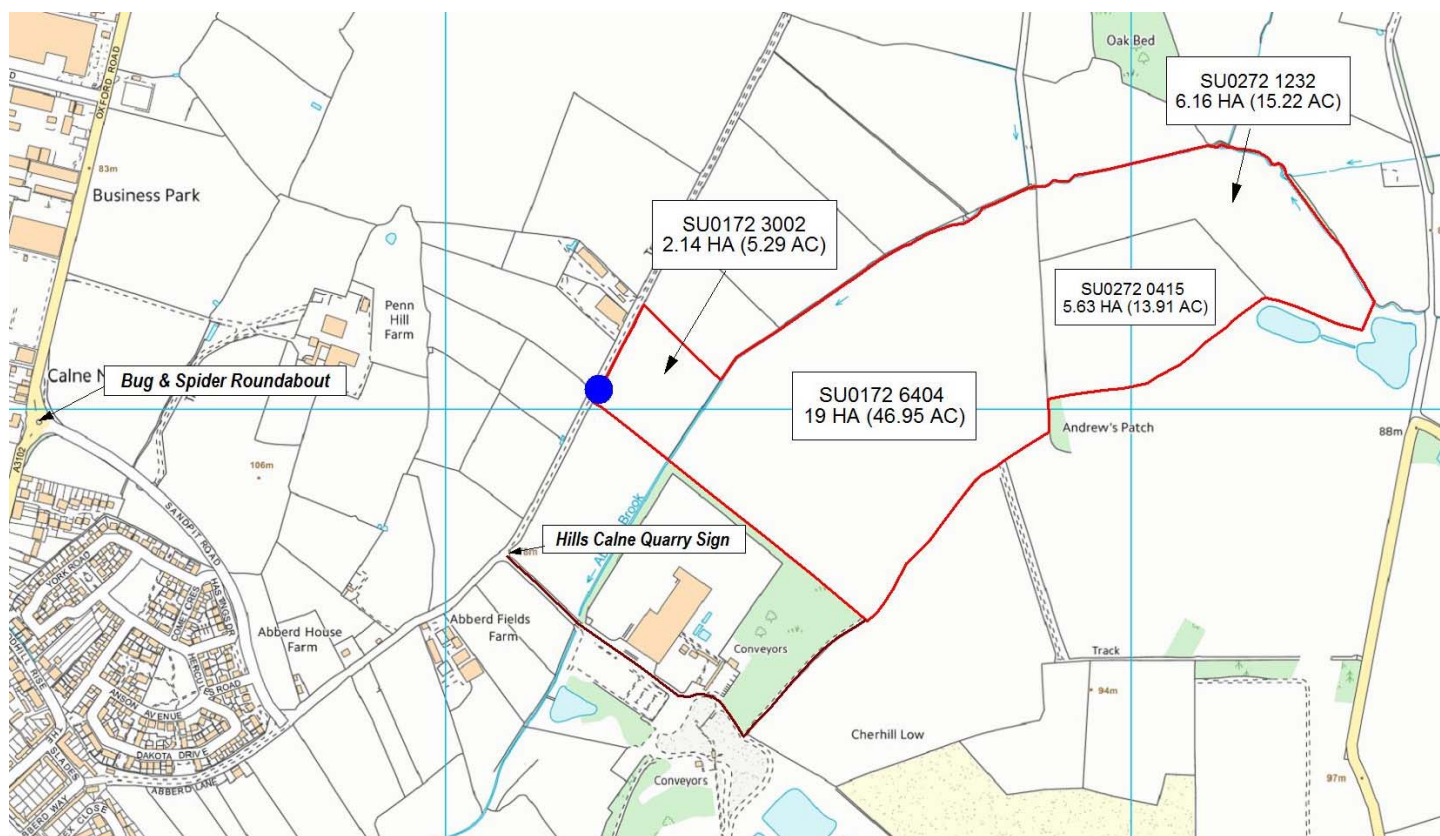
Should any dispute arise as to the boundaries or any point in the general remarks or the particulars, schedule, plan or the interpretation of any of them, the question shall be referred to the arbitration of the Landlord's Agents, whose decision acting as experts shall be final. The Tenant shall be deemed 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 Libby Barron at WebbPaton. Telephone: 01793 842055. Email: [Libby@webbpaton.co.uk](mailto:Libby@webbpaton.co.uk)

Further information is available from the Agents, including:

- Cropping history from 2014 to 2018
- Sample Farm Business Tenancy



## 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.

WebbPaton Rural & Commercial Valuers  
The Dairy, Hook, Royal Wootton Bassett, Wiltshire SN4 8EF  
T: 01793 842055 F: 01793 842066  
E: [post@webbpaton.co.uk](mailto:post@webbpaton.co.uk)  
[www.webbpaton.co.uk](http://www.webbpaton.co.uk)

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