

ARABLE LAND

MARSHAM, NORFOLK, NR10 5PL

Extending to 3.69 Ha (9.11 Acres)

To Let on a 5 Year Farm Business Tenancy



TO LET BY INFORMAL TENDER

Closing date for receipt of offers

12 NOON FRIDAY 10th NOVEMBER 2017

DESCRIPTION

The land at Marsham presents an opportunity to rent a single parcel of arable land extending in all to approximately 3.69 Ha (9.11 Ac).

The land is largely level and is bounded by mature trees and banks with road frontage on the northern and eastern boundary. The main access is taken from Allison Street.

The land is Grade III with soils of the Freckenham and Hall Series, known to be sandy and coarse loam.

The land is shown outlined red on the site plan.

DIRECTIONS

From the Norwich ring road head North on the A140 Cromer Road. At the roundabout take the second exit to continue on the A140 Cromer Road. Continue for 6.2 miles before turning left onto Allison Street. Continue on Allison Street for 1.1 miles and then land parcel will be located on the left-hand side at the end of the junction which meets High Street. Postcode: NR10 5PL.

GENERAL REMARKS & STIPULATIONS

METHOD OF LETTING

A Farm Business Tenancy, for 5 years with immediate effect.

The Landlord will not be bound to accept the highest, or any tender received.

TENDER DOCUMENT

Completed tender documents must be returned to the Agent's office by **12 noon on Friday 10th November 2017** in a sealed envelope marked '**LAND AT MARSHAM**'. Faxed offers will not be accepted.

VALUATION

There will be no ongoing Valuation, and no claim will be entertained for dilapidations (if any).

SHOOTING RIGHTS

The shooting rights over the land are excluded.

EXPENSES

The successful applicant will pay £150 plus VAT (£180) towards the cost of providing the Agreement. A copy of the agreement is available for inspection at the Agents Office.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register and is eligible for claiming the Basic Payment Scheme. The landlord will arrange the transfer of the appropriate number of entitlements to the tenant on completion.

TIMETABLE

The successful applicant will be advised within seven days of the closing date of offers.

No later than fourteen days after receipt of notification, the tenant shall complete the Tenancy Agreement, and send it to the agents together with the first year's rent, and the tenants' contribution to the preparation of the Agreement.

AUTHORITIES

Environment Agency

Kingfisher House
Goldhay Way
Orton Goldhay
Peterborough PE2 5ZR
Tel: (01733) 371811

Norfolk County Council

County Hall
Martineau Lane
Norwich NR1 2DH
Tel: (01603 222222)

Rural Payments Agency

PO Box 300
Sheffield S95 1AA
Tel: (0845) 603 7777

Broadland District Council

Thorpe Lodge
1 Yarmouth Road
Norwich
NR7 0DU
Tel: (01603 431133)

VIEWING

At any reasonable time with a copy of these particulars in hand. We would ask that you please notify the office of when you are intending to visit and ask that you to be careful and vigilant when making an inspection for your own personal safety.

CONTACT

Simon Evans or Matthew Davey
Tel: 01603 250 808

simon.evans@irelands.co.uk

matthew.davey@irelands.co.uk

IMPORTANT NOTICE

These particulars have been prepared in good faith to give a fair overall view of the property. If any points 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. Interested parties should satisfy themselves on such matters prior to submitting a Tender offer

. The Tenant shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Landlord or his servants, or agents, in relation to, or in connection with the property. The land is let with all faults and defects whether of condition or otherwise, and the Landlord is not responsible for any such faults or defects, or for any statement contained in the particulars. Any error, omission, or mis-statement in any of the said statements should not entitle the tenant to rescind or be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.



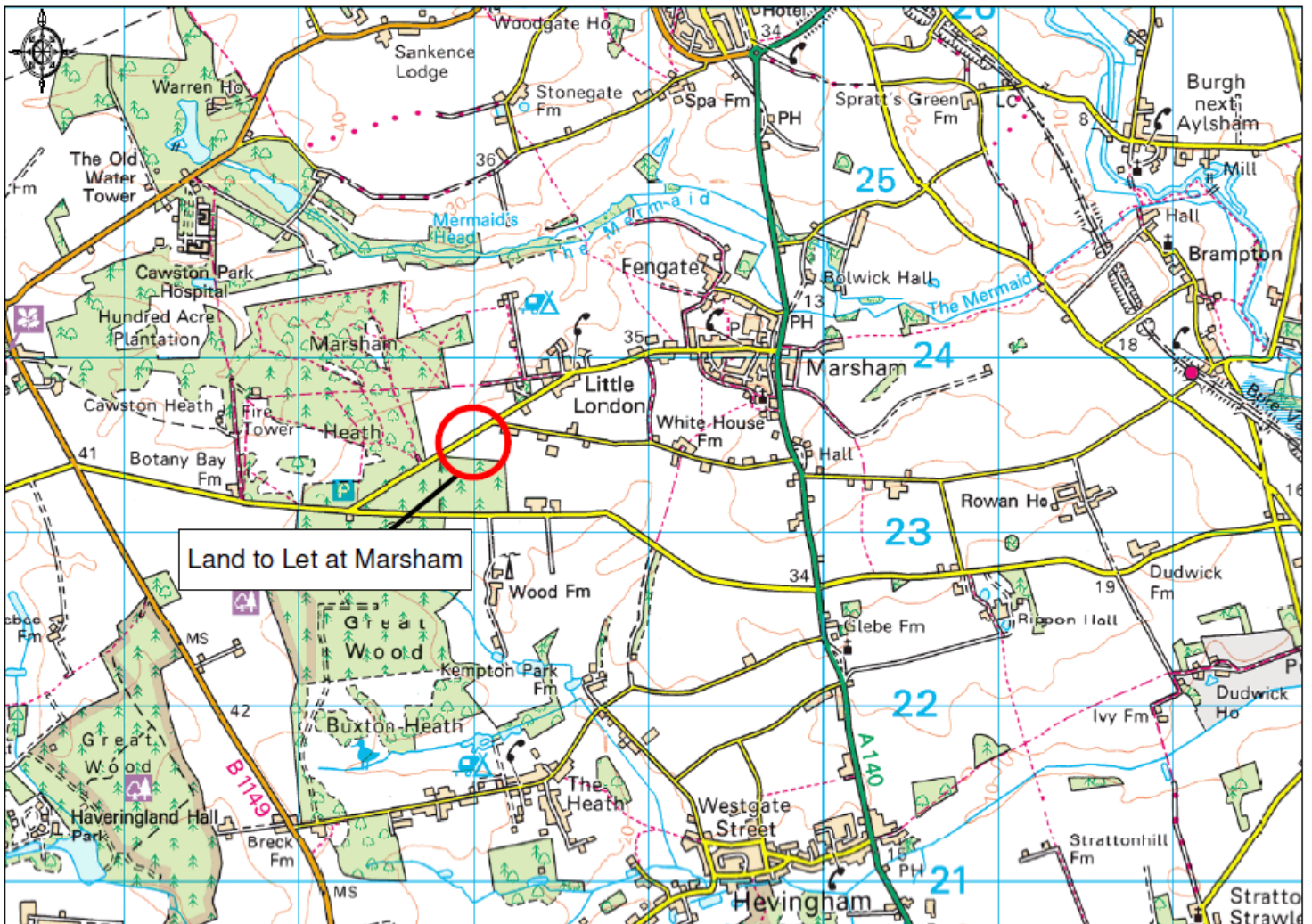
LOCATION PLAN ARABLE LAND, MARSHAM, NORFOLK, NR10 5PL

LICENCE NO: ES 100005416
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DATE: October 2017

SCALE: Not to Scale for Identification Purposes Only



SITE PLAN





**3.69 Ha (9.11 Ac) OF ARABLE LAND
at
MARSHAM, NORFOLK, NR10 5PL**

OFFER FORM, SUBJECT TO CONTRACT

NAME OF OFFEROR:

ADDRESS:

.....

.....

.....

TELEPHONE NO:

MOBILE NO:

FAX NO:

E-MAIL ADDRESS:

I/We* set out below our Offer to rent the property:

.....(nos.)

.....

.....(words)

As annual rent for the 3.69 Ha (9.11 Ac) as detailed in the attached particulars.

My/Our* Offer is for the property as described in the particulars and on the basis of the terms and conditions as set out therein.

If not, please indicate below any variation to the Particulars

.....
.....
.....

NAME OF BANKERS:

.....
.....
.....
.....

DETAILS OF PRESENT FARMING ENTERPRISE:

.....
.....
.....

NAME OF TRADE OR OTHER REFERENCE:

.....
.....
.....

SIGNED:

DATE:

PLEASE NOTE THE FOLLOWING

1. Your offer should be in writing and in pounds sterling, subject to contract.
2. No offer will be considered if it is made by reference to any other offer.
3. The Landlord does not undertake to accept the highest or any other offer.
4. If signing on behalf of a Company or Partnership, please state the capacity in which you sign. If you are an agent, please advise the full name and address of your client.
5. Offers should be in a sealed envelope clearly marked in the top left corner **'LAND AT MARSHAM'** to

**IRELANDS, ARNOLDS KEYS
2 HARFORD CENTRE
HALL ROAD
NORWICH
NR4 6DG**

to arrive no later than **12 noon on Friday 10th November 2017**