

PASTURE LAND AT HOCKERING, NORFOLK

Extending to 12.59 Ha (31.11 Acres)

With the option to return to Arable production

To Let on a 3 Year Farm Business Tenancy



TO LET BY INFORMAL TENDER

Closing date for receipt of offers

12 NOON WEDNESDAY 6th SEPTEMBER 2017

DESCRIPTION

The land at Rectory Farm, Hockering presents an opportunity to Let four parcels of land extending in all to approximately 12.59 Ha (31.11 Ac). The land is accessed from Heath Road and has quick access to the A47.

The land has been used as grazing land or fodder crops for the last 20 years. The land can either be retained as pasture or ploughed and returned to arable production. The land is classified as Grades II and III with soils of the Burlingham and Attlebridge soil series, known to be loamy/coarse loam.

The land is shown outlined red on the site plan.

DIRECTIONS

From Norwich head west on the A47 towards Dereham. On approaching Hockering turn right signposted for Lenwade, Weston Longville and Hockering. Follow the road round to the left onto The Street. Continue for 0.3 miles and then turn right onto Heath Road and continue through the traffic calming measures and shortly after the entrance to the farm will be found on your right-hand side signposted Rectory Farm. The Postcode is NR20 3HX.

GENERAL REMARKS & STIPULATIONS

METHOD OF LETTING

A Farm Business Tenancy, for 3 years with effect from **11th October 2017**.

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 Wednesday 6th September 2017** in a sealed envelope marked '**LAND AT HOCKERING**'. Faxed offers will not be accepted.

VALUATION

There will be no ingoing 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 transfer the appropriate number of Entitlements to the tenant on completion.

NB. All payments for the 2017 scheme year will be retained and the incoming tenant will be required to adhere to the Cross-Compliance requirements for the 2017 claim period and during their occupation of the land.

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

Breckland Council

Elizabeth House
Walpole Loke
Dereham
Norfolk NR19 1EE
Tel: (01362 656870)

VIEWING

Viewings will be strictly by appointment only. Please contact the Agents on 01603 250808.

EARLY ENTRY

Early Entry may be available by negotiation to carry out any arable operations.

IMPORTANT NOTICE

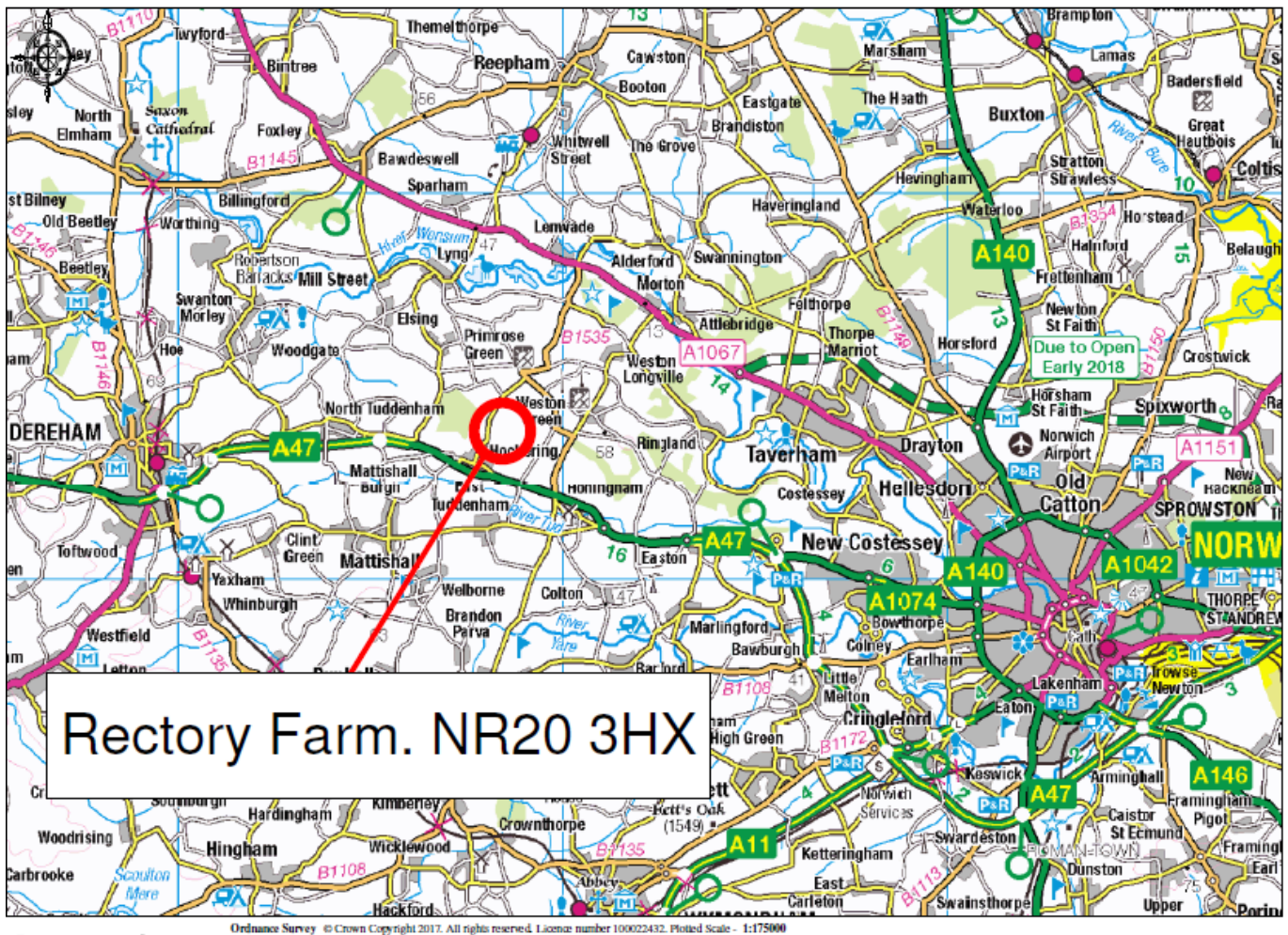
These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification.

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

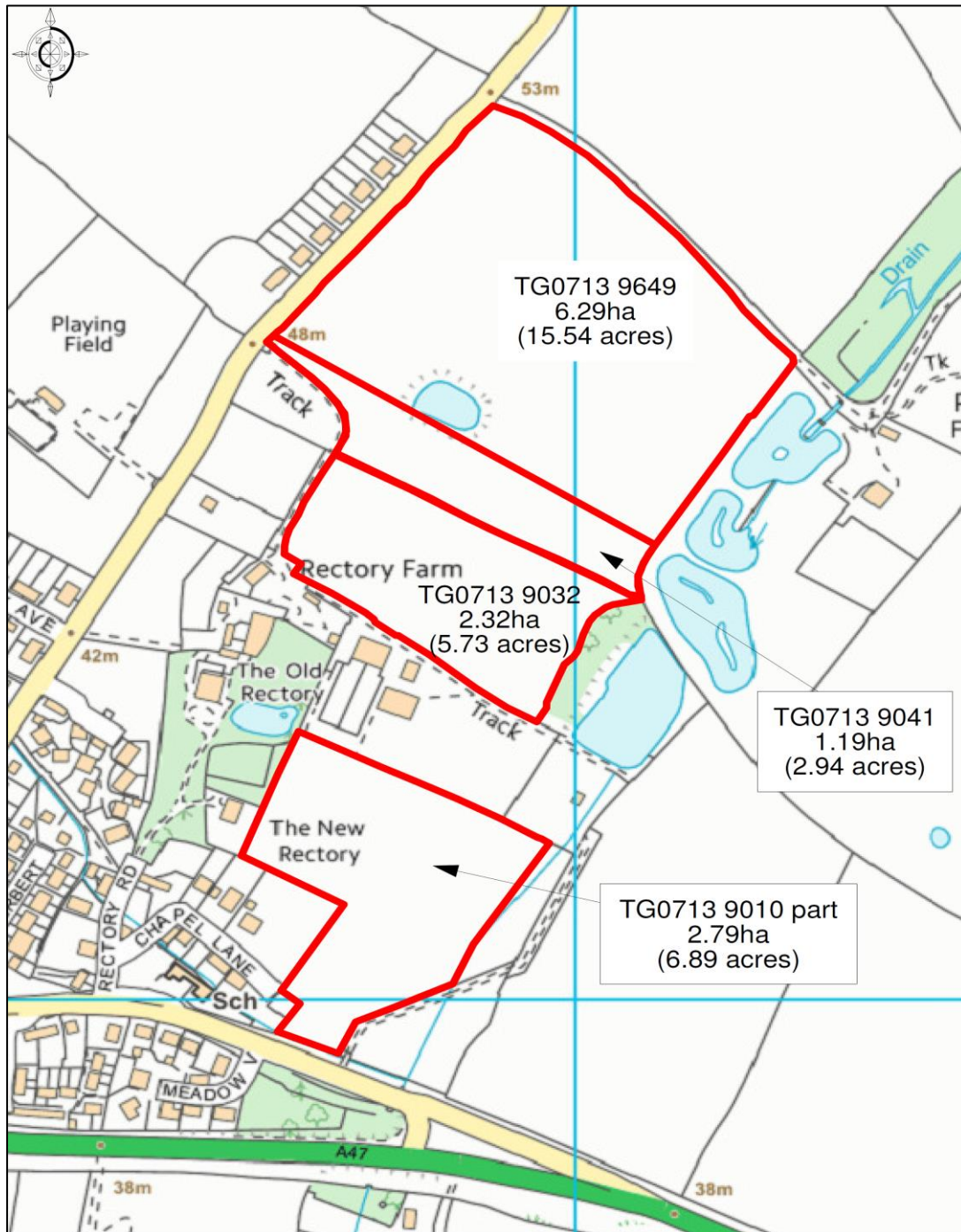


DATE: August 2017

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SCALE: Not to Scale for Identification Purposes Only





**12.59 Ha (31.11 Ac) OF PASTURE LAND
at
HOCKERING, NORFOLK**

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 12.59 Ha 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 HOCKERING'** to

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

to arrive no later than **12 NOON on WEDNESDAY 6TH SEPTEMBER 2017**