

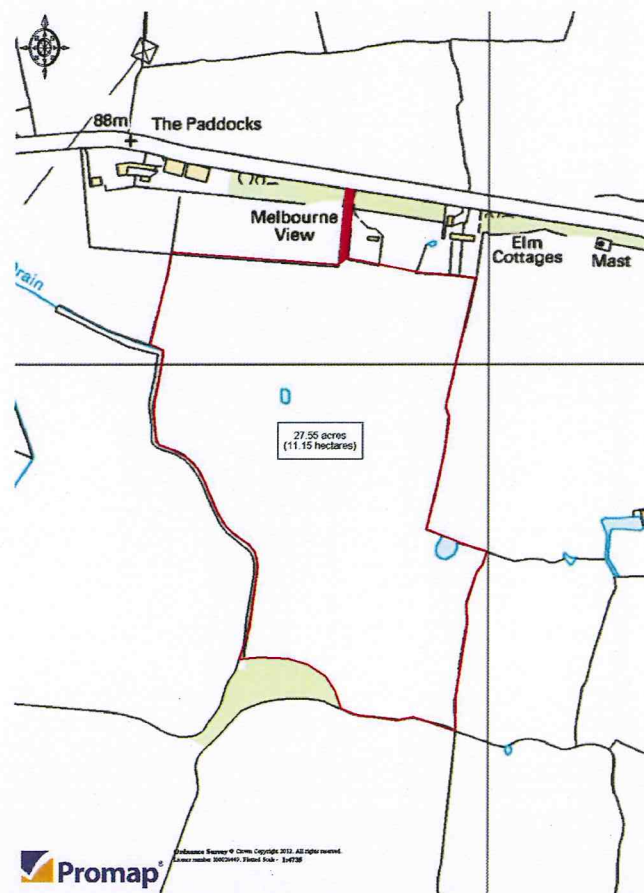
TO LET BY INFORMAL TENDER

27.55 acres (11.15 hectares) of Arable Land

For cereal or maize growing
Available on a 20 month Farm Business tenancy Agreements
from 15th March 2012 to 1st November 2013

Bids to be submitted by 5pm on 20th February 2012

The rear of Brinkworth Kennels, The Paddocks, Brinkworth, Chippenham, Wiltshire, SN15 5DA



01793 842055

WebbPaton Rural & Commercial Valuers

The Dairy Hook Wootton Bassett Wiltshire SN4 8EF

Fax 01793 842066 post@webbpaton.co.uk

Partners Mark A R Webb FRICS FAAV George T Paton MRICS FAAV

Regulated by RICS

www.webbpaton.co.uk

DESCRIPTION

This block of arable land would be ideal as additional maize or cereal growing land. The land in the recent years has been used to grow maize silage. The land is currently bare maize stubble and has not been worked since the maize harvest last year.

The Tenant will be allowed to claim for Single Payment on this land. Please note the land is being let without entitlements. So any Tenant wishing to claim SPS will need to either purchase additional entitlements or use their existing surplus entitlements.

DIRECTIONS

From Wootton Bassett:

From Coped Hall Roundabout at Wootton Bassett take the Malmesbury Road (B4042) towards Brinkworth. Go through the village of Brinkworth. Continue approximately 2 miles west of Brinkworth village. The entrance to the land is on the left along a hard-core track, just before Brinkworth Kennels.

TENURE

The Land is to be let on a 20 month Farm Business Tenancy Agreement under the Agricultural Tenancies Act 1995. The Tenancy will run from the 15th March 2012 to the 1st November 2013 to include two growing seasons. Written Tender Bids are to be submitted on attached Rent Tender Form by 5pm on the **20th February 2012** to the WebbPaton's office, The Dairy, Hook, Wootton Bassett, Wiltshire, SN4 8EF. All Tender Bids are to state how much rent will be paid per growing season. Rents will be paid in advanced on 15th March 2012 and 15th March 2013.

ACCESS

There is access directly off the main B4042 Brinkworth road via a hard-core track to the field. See the attached plan.

SERVICES

There are no mains services connected to the land.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the agents and the licensee is deemed to have satisfied himself 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 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.

VIEWING

Viewing at anytime in daylight hours with a copy of these particulars.

IMPORTANT NOTICE

WebbPaton for themselves and the Landlord 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) Tenants 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 Landlord does 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 Tenancy 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.

PARTICULARS PREPARED IN JANUARY 2012

Rent Tender Form
27.55 acres of Arable Land to Let
Brinkworth

Name:

Address:

.....

.....

Post Code.....

Phone Number: Mobile:

Email:

Rent prepared to pay per growing season (i.e. 15th March 2012 and the 15th March 2013:

£

Intended Use of the Land:

.....

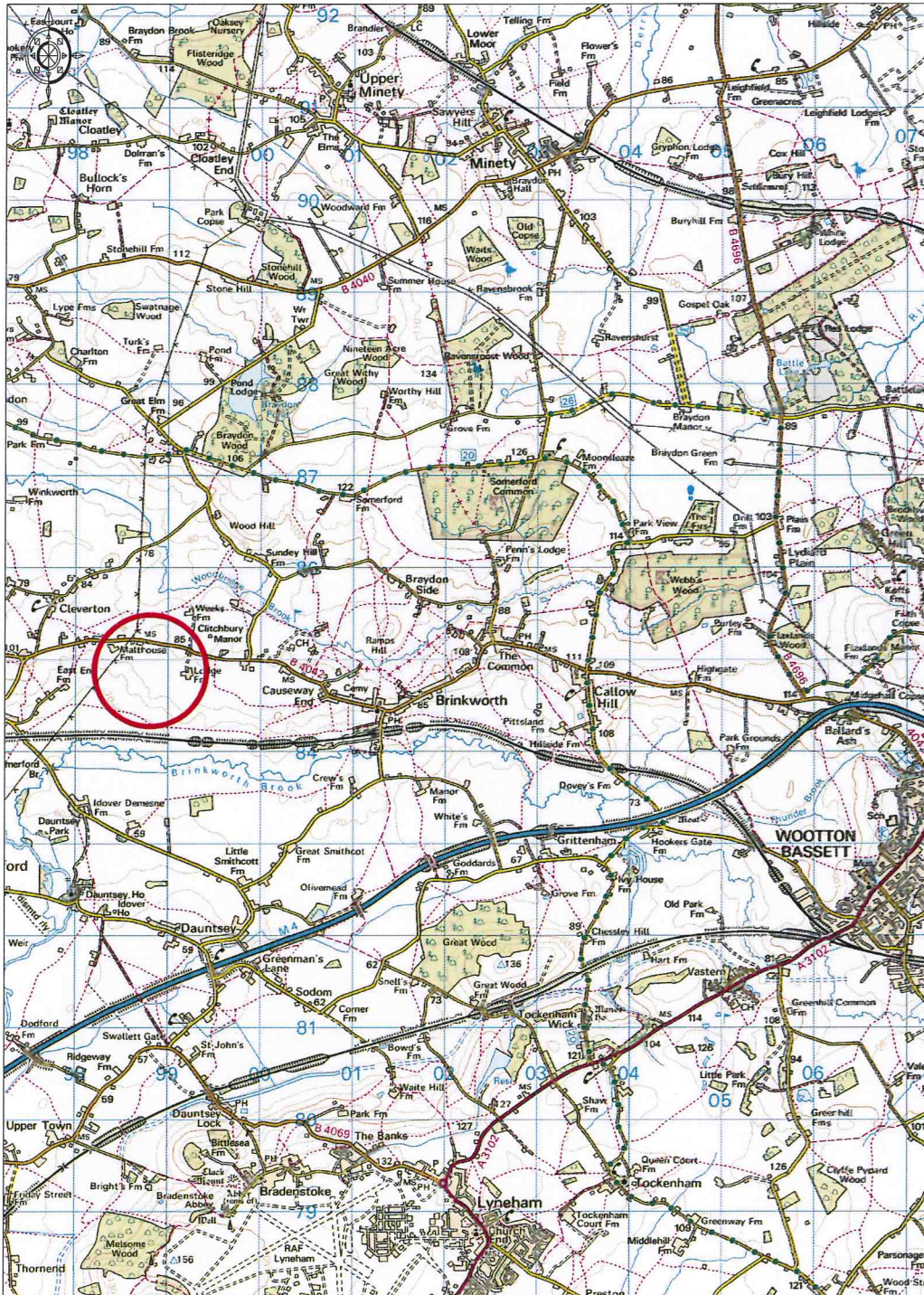
.....

.....

Tenders to be submitted to: WebbPaton, The Dairy, Hook, Wootton Bassett, Wiltshire, SN4 8EF

By 5pm on the 20th February 2012

LAND AT BRINKWORTH



Ordnance Survey © Crown Copyright 2012. All rights reserved.
Licence number 100020449. Plotted Scale - 1:74311

