

IHT PLANNING & INVESTMENT OPPORTUNITY
142 ACRES of FARMLAND
AT KIRDFORD, WEST SUSSEX
FOR SALE WITH LONG FARMING ARRANGEMENT



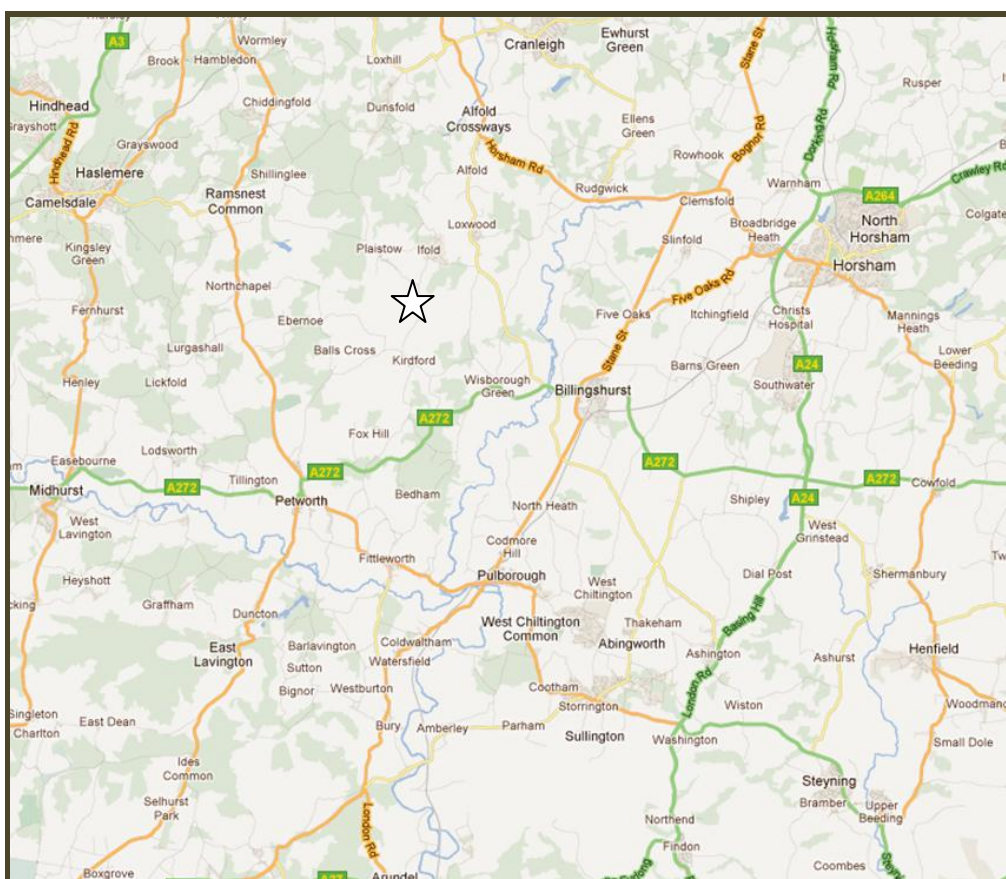
VIEWINGS AVAILABLE BY APPOINTMENT

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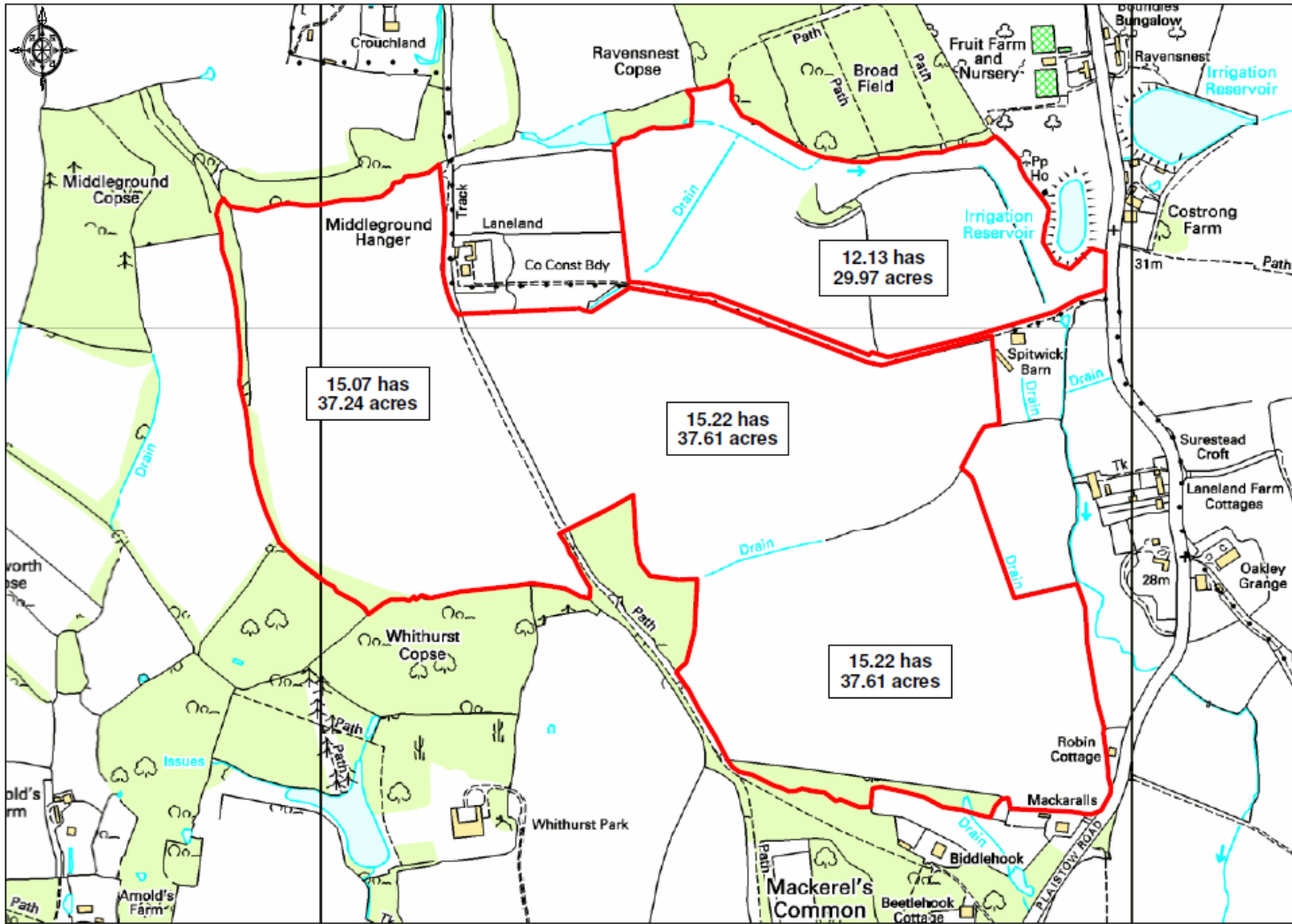
LAND AT CROUCHLANDS FARM, KIRDFORD

- The land extends to about 142 acres of productive and attractive improved grassland shown on the plan attached.
- The land is offered on a sale and long lease back basis. The vendors want to continue farming the land under a contract farming agreement (or similar) offering a return in the region of 2.5% on investment.
- The guide price for the land is offers in excess of £780,000.
- *Under current legislation owning farmland can attract 100% IHT relief. Interested parties should take appropriate professional advice.*



- Road access.
- Mains water available.
- Stockproof perimeter fencing.
- The vendors will retain a right of pre-emption to repurchase the land at market value to be determined at the time with the pre-emption triggered either by the owner wishing to sell or within three years of the owner's death.
- Shooting rights in hand but currently unexercised.

PART CROUCHLAND FARM



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