



**PACKINGTON ESTATE ENTERPRISES LIMITED**

*Packington Hall, Meriden, Warwickshire CV7 7HF*

*Telephone 01676 522020 Facsimile 01676 523399*

**AGRICULTURAL, SPORTING AND COMMERCIAL PROPERTY**

# **FARM BUSINESS TENANCY LETTING DETAILS**

## **OLD HALL FARM**

**Located at Whitestitch Lane, Meriden, Coventry CV7 7JE**

**TO LET BY FORMAL TENDER**

**EXTENDING TO 60.76 HECTARES (150.14 ACRES)**

**OF MIXED ARABLE AND PASTURE**

**TENDER DEADLINES BY 15 JULY 2013**



**DIRECTORS:**

*Lord Aylesford Lady Aylesford Lord Guernsey*

*N.P. Barlow BSc(Hons), F.R.I.C.S., F.A.A.V.,(AGENT) R.V.Stone F.R.I.C.S., F.A.A.V.*

**Registered in England No. 2377594 Registered Office: Packington Hall, Meriden, Warwickshire CV7 7HF**

## **General**

A block of fertile mixed arable and pasture land, split as follows: 95.78 acres / 38.76 hectares of arable, 54.36 acres / 22.00 hectares of pasture.

The land is part of the Packington Estate and has become available as a result of the retirement of the existing tenant Mr Richard Tyacke.

The land comes with the benefit of a steel portal framed asbestos clad farm building, measuring 23m x 10.7m (75'6" x 35'2") which is available for use with the farm. This has a concrete floor, concrete blocks to approximately 2m, sliding double doors to full height (eaves at est. 5m (15') and electricity supply. There is also a concrete pad.



The steel portal framed building will be let separately from the agricultural land.

## **Sporting Rights**

All sporting rights remain outside the letting and will be retained and exercised by the Landlord.

## **Services**

The Grass fields are all serviced by a mains water supplies. Payment of water bills to the water authority will be the responsibility of the successful applicant.

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## **Cropping**

The Landlord is flexible in respect of the arable cropping rotation. A cropping plan will be requested as part of the tender.

The land that is scheduled as arable means that the tenant is permitted to plough without the landlords consent. The land that is scheduled as grass has been down to pasture for many years and is not registered as arable land for the purposes of Cross Compliance under the Single Farm Payment Scheme. Both Landlord consent and DEFRA / Natural England approval would be required before any permanent grassland was ploughed.

## **Rights of Way**

There are a number of public footpaths that run across the holding and the location of these can be found on the Ordnance Survey maps. Incoming tenants will be responsible for familiarising themselves with the location of these.

The tenant will be required to adhere fully to the countryside and Rights of Way Act 2000 and for any enforcing legislation.

## **AGRI - Environment Schemes**

The land was formally entered into the Natural England Entry Level Stewardship Scheme that has now expired. The holding is currently not part of any Agri-Environment Scheme although the landlord will actively encourage the incoming tenant to enter into the Entry Level Stewardship Scheme.

## **Boundary Responsibilities**

The tenant will be responsible for maintaining boundary fences and hedges and to ensure that grass fields remain stock proof.

In particular tenants will be responsible for ensuring that no dangerous animals are kept in the field and this is inclusive of bulls. The tenant will be required to ensure that any footpaths are kept clear and free from obstructions.

## **Nitrate Vulnerable Zone**

The farm is located with the NVZ area designated under the Nitrate Pollution Prevention Regulations 2008. The tenancy offered will specify that the tenant must ensure that they comply with the NVZ regulations at all times.

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## **Tenancy Agreement - Tenancy Type**

The holding will be let under a Farm Business Tenancy Agreement in accordance with the Agricultural Tenancy Act 1995. The successful applicant will be required to sign the Agricultural Tenancy Act prepared by the Packington Estate.

## **Term**

The tenancy will be for a term of 10 years. Start date of the tenancy is intended to be 01 October 2013.

Should the outgoing tenants require additional time to vacate the holding then entry to the holding will be delayed. Further information will be provided throughout the application process with regards to entry date. Early access following the removal of this year's crop may be agreed with the outgoing tenant.

The FBT will include early entry should there be any development by the Landlord (though none is proposed) and we suggest notice after 12 months so both parties can review the relationship.

## **Single Farm Payment Entitlements (SFP)**

The land is let with the benefit of the single farm payment entitlement and these will be transferred from the outgoing tenant and will be available for the 2014 harvest year. The entitlements or any subsequent scheme that allocates entitlements will be returned to the Landlord at the end of the agreement at no cost to the Landlord.

## **Tenders**

Tenders are invited for the following. Please refer to the attached plan and field schedule.

Tender per acre for arable (**edged blue on the attached plan**)

Tender per acre for grass (**edged green on the attached plan**)

Tender for the steel portal framed building (**edged red on the attached plan**)

Please note we will consider tenders from those interested in just the grass land, just the arable land or the farm as a whole.

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The agricultural holding is offered as a whole or as two lots; The building will be let independently.

Lot 1 : The arable land extending to circa 38.76 hectares (95.78 acres).

Lot 2 : Grassland 23.22 hectares (57.38 acres)

Lot 3 : Steel portal framed building measuring 23m x 10.7m



Sporting rights are reserved and will be exercised by the landlord.

All timber is reserved to the landlord and the tenants are expected to preserve this amenity and where possible to permit the growth of young hedgerow trees.

The person or persons granted the tenancy will be expected to and required to personally farm the holding in an efficient and proper manner in accordance with the rules of good husbandry and strictly in accordance with the terms and conditions of the tenancy agreement.

### **Tenants Rights Valuation**

The ingoing tenant may be required to appoint a valuer to act on behalf of themselves in respect of negotiating the ingoing valuation (if any).

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## **Farm History**

The holding has no historic current animal restriction movements. A new holding number will be requested once the current tenant has moved his existing stock from the farm.

There are no diseases present on the farm that Packington Estate are aware of.

## **Application Process Viewing**

The farm will be available for viewing from 17<sup>th</sup> June 2013. It will be necessary to ring the Estate Office on 01676 522020 to confirm a suitable time to inspect the property.

Any persons found to be viewing, other than by appointment with the Packington Estate, will not be considered for the tenancy.

## **Submitting an Application/Tender**

Tender forms and application are enclosed at the back of this document. Applications for the tenancy must be made on the forms provided.

Please return the forms by post or hand to:-

Packington Estate Enterprises Limited  
Packington Hall  
Meriden  
Warwickshire  
CV7 7HF  
For the attention of Ben Gray

## **Viewing**

Strictly by appointment with the Packington Estate office:-

Contact:	Ben Gray
Telephone:	01676 522020 / 01676 526741
Facsimile:	01676 523399
Email:	<a href="mailto:ben@packingtonestate.co.uk">ben@packingtonestate.co.uk</a>
Website:	<a href="http://www.packingtonestate.net">www.packingtonestate.net</a>

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## **IMPORTANT NOTICE**

Packington Estate Enterprises Limited for themselves and for the Owners of this property whose Agents they are give notice that:-

- I) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise not that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
- v) Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
- vi) Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.
- vii) No person in the employment of Packington Estate Enterprises Limited has any authority to make or give any representations or warranty in relation to this property.

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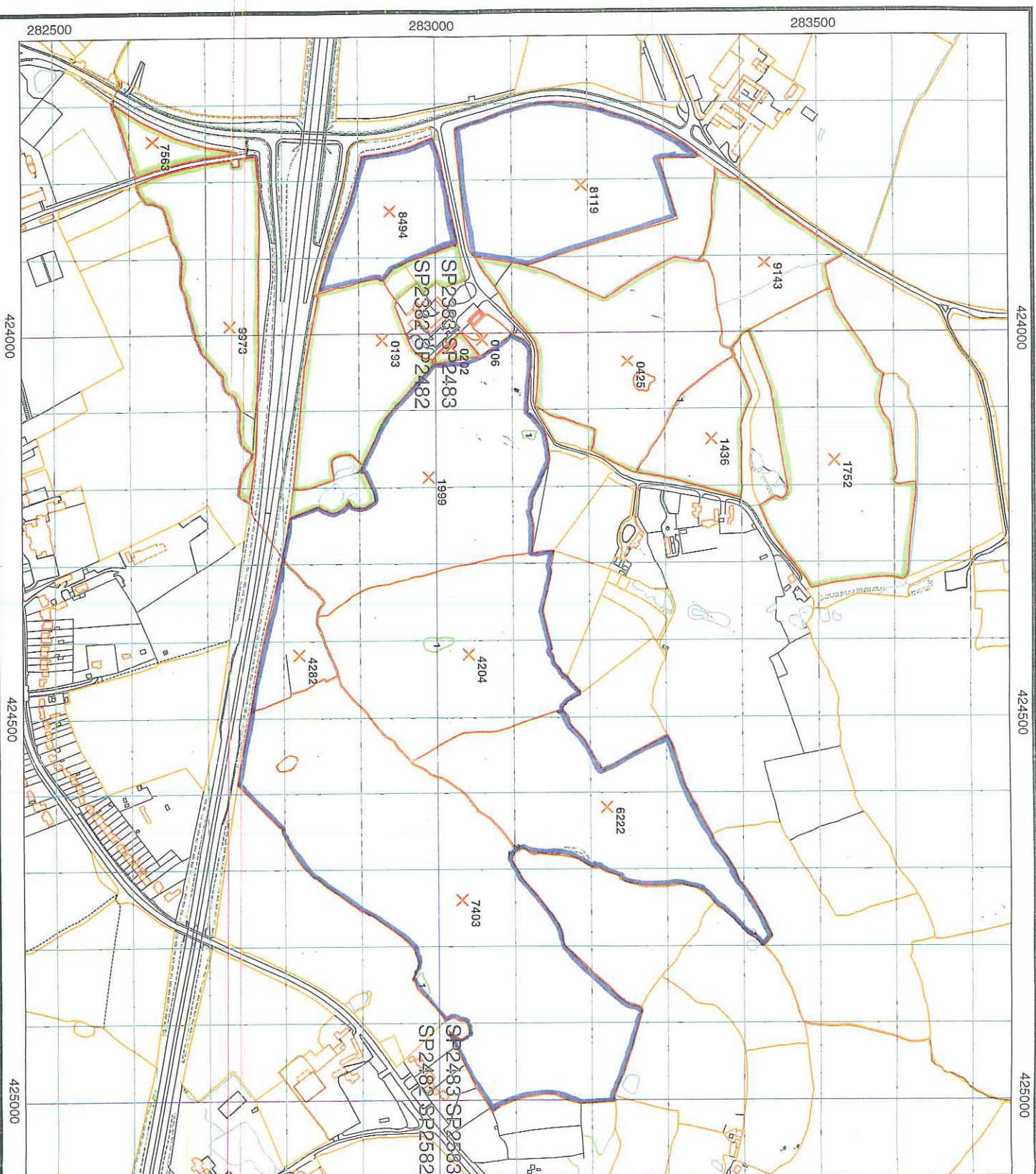
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OLD HALL FARM- FIELD SCHEDULE





Plan Number	RPA Number	ha	acres	Arable/Permanent Pasture	Notes
1	SP2382 7563	0.52	1.28	Permanent Pasture	
2	SP2382 8494	2.14	5.29	Arable	
3	SP2382 9973	3.22	7.96	Permanent Pasture	
4	SP2383 8119	4.61	11.39	Arable	The existing Game crop may be reshaped*
5	SP2383 9143	2.29	5.66	Permanent Pasture	
6	SP2482 0193	2.93	7.24	Permanent Pasture	
7	SP2482 1999	6.79	16.78	Arable	
8	SP2482 4282	1.22	3.01	Permanent Pasture	To be let with the arable ground due to access restrictions
9	SP2483 0106	0.16	0.40	Excluded	
10	SP2483 0202	0.13	0.32	Sheep Pens/Grass	
11	SP2483 0425	5.10	12.60	Permanent Pasture	
12	SP2483 1436	1.55	3.83	Permanent Pasture	
					This field is currently arable but is subject to game damage from the shoot and perspective tenants have the option of returning this to grass or keeping it as arable. No claim for crop loss will be accepted and tender rents should reflect this.
13	SP2483 1752	5.45	13.47	Arable or Permanent	
14	SP2483 4204	5.94	14.68	Arable	
15	SP2483 6222	5.66	13.99	Arable (Grass Ley)	
16	SP2483 7403	12.40	30.64	Arable	This field is currently growing a crop of grass but may be ploughed and cropped
17	9200	0.81	2.01	Grass	
					* Any changes to field areas will be agreed between parties and the rent adjusted accordingly
<b>Total</b>		<b>60.92</b>	<b>150.54</b>		

	ha	acres
Arable	38.76	95.78
Grass	22.00	54.36
<b>Total</b>	<b>60.76</b>	<b>150.14</b>





  
 Rural Land Register (RLR) Map  
 SBI - 106628194  
 RLR/DRRO09  
 Map 5/5

- Legends**
-  Your RLR Parcel(s)
  -  SPS Permanent Ineligible Features
  -  Adjacent Parcel Boundary
  -  Unconfirmed Boundary

FLH Information				
Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SP2382	7563	0.52	0.52	N
SP2382	8494	2.14	2.14	N
SP2382	9973	3.22	3.22	N
SP2383	8119	4.87	4.87	N
SP2383	9143	2.29	2.28	N
SP2482	0193	2.93	2.93	N
SP2482	1999	6.79	6.77	N
SP2482	4282	1.22	1.22	N
SP2483	0106	0.16	0.16	N
SP2483	0202	0.13	0.13	N
SP2483	0425	5.1	5.1	N
SP2483	1436	1.55	1.54	N
SP2483	1752	5.45	5.45	N
SP2483	4204	5.94	5.89	N
SP2483	6222	5.66	5.65	N
SP2483	7403	12.4	12.36	N

Scale 1:5000  
 50m 0m 50m 100m 150m 200m

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RLR/DRRO09 Date: 15/01/2010

## APPLICATION PACK

### 1. **The Applicant**

Surname \_\_\_\_\_

Initials or Other Names \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Postcode: \_\_\_\_\_

Telephone Nos. \_\_\_\_\_

E-mail: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

### 2. **Current Farm Business**

Name/Company: \_\_\_\_\_  
\_\_\_\_\_

3.

Please give details of experience and background in your chosen enterprise (to include evidence of your experience in agriculture or land management).

[illegible]

4. **Current business, enterprise or land occupied**

Acreage of land (if any) occupied by you and under what arrangement  
eg grazing licence/tenancy.

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Structure of existing (if trading on own account)

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5. **Current farming or business assets**

Please give details of machinery / livestock owned

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6. **Trading Accounts**

Please give 3 years of trading accounts.

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7. **References**

Please supply the details of two people to whom the Estate may apply, preferably by e-mail, for a reference. Even if self employed your last employer will be requested to supply a reference if you are short-listed for interview.

Reference One

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Contact Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Relationship to applicant (eg previous employer) \_\_\_\_\_

\_\_\_\_\_

Reference Two

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Contact Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Relationship to applicant (eg previous employer) \_\_\_\_\_

\_\_\_\_\_

**TENDER PRICES : £/ANNUM**

£/ha

£/acre

**Arable land**

**38.76 ha (95.78 acres)**

\_\_\_\_\_

\_\_\_\_\_

**Grassland**

**22.00ha (54.36 acres)**

\_\_\_\_\_

\_\_\_\_\_

**Building (23m x 10.7m)**

\_\_\_\_\_