

TO LET



- Permanent Pasture
- 1 Year Farm Business Tenancy
- Located at Hoveringham
- Commencing April 2017
- 37.28 Acres
- To Let as a Whole
- Good Sized Fields
- Offers Invited

LOCATION

The land is situated off Boat Lane in the Parish of Hoveringham, Nottinghamshire. Access to the land is available directly from the public highway at Boat Lane.

DESCRIPTION

The land comprises a ring fenced enclosure of permanent pasture extending to 37.28 acres and made up of five individual parcels.

LETTING

Rental offers are invited for the land, which is to be let as a whole. Interested parties should submit their offer at the earliest opportunity to the agents.

FARM BUSINESS TENANCY

The tenancy document will be based upon a Standard RICS Farm Business Tenancy Agreement. The main terms will be:

1) Commencement Date

The tenancy shall commence on 5th April 2017.

2) Term

The tenancy shall be for a one year fixed term.

3) Rent Payable

The rent will be payable half yearly in advance.

4) Maintenance

The tenancy will be on FRI terms, with the tenant responsible for maintaining the boundaries in a stockproof condition.

5) Holdover

Rights of holdover will be granted in the final year of the tenancy.

TENANT RIGHT

There will be no payment due for tenant right upon commencement of the tenancy.

BASIC PAYMENT SCHEME

Entitlements commensurate with the area of land will be transferred to the in-going tenant at the start of the tenancy at nil-cost. Upon termination the outgoing tenant shall transfer to the Landlord, or nominated person, the corresponding amount of Entitlements or rights to subsidy however they may be.

ENVIRONMENTAL SCHEMES

The land is not included within any environmental schemes and is therefore let free of any on-going management restrictions.

DRAINAGE

All of the land is subject to drainage rates, payable by the tenant to the Trent Valley Internal Drainage Board.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

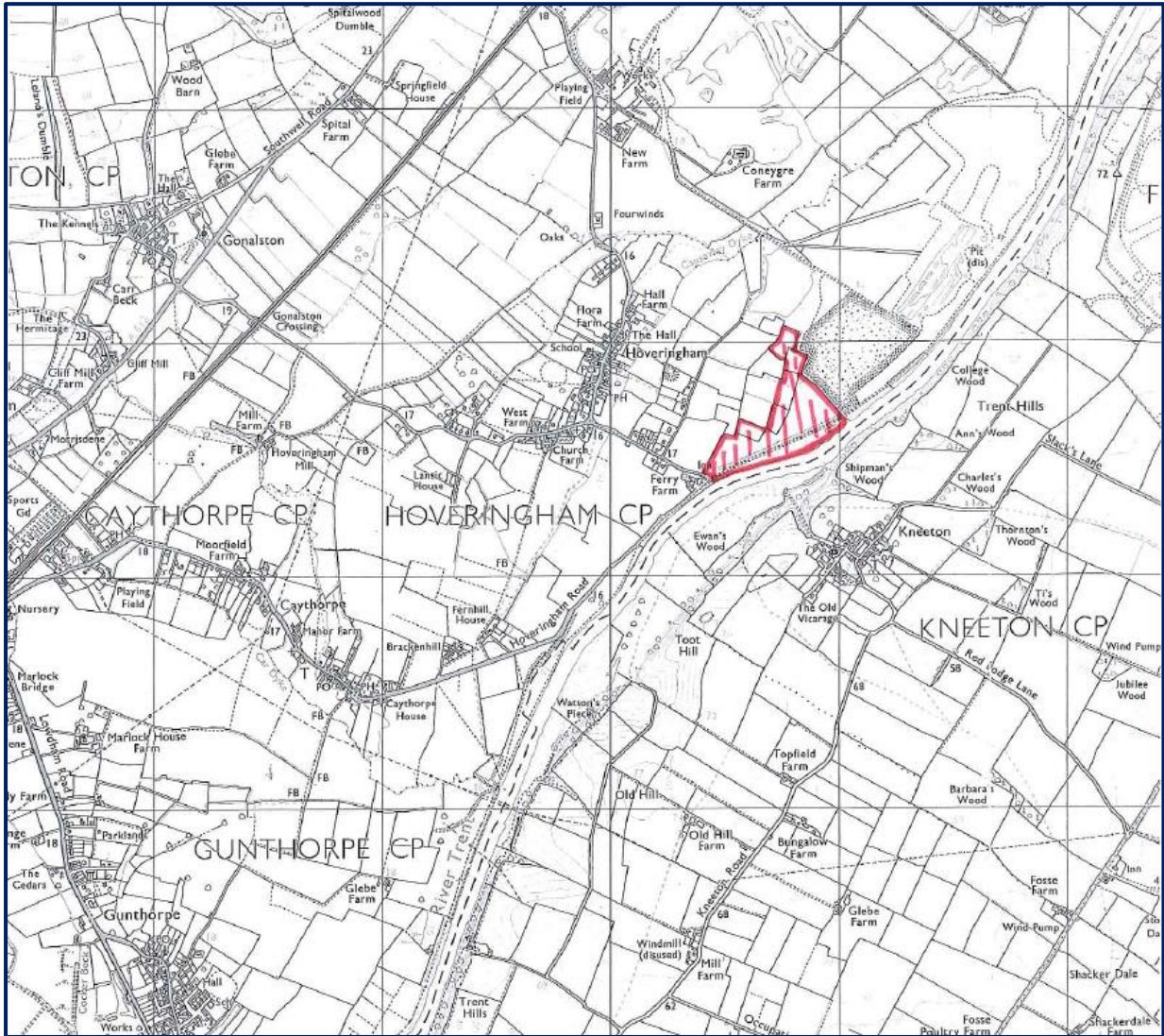
The land is let subject to, and within the benefit of all existing rights, easements and wayleaves, whether referred to specifically in the particulars or not. There are access rights through Hoveringham pastures for the benefit of the grassland surrounding the Sailing Club.

VIEWING

Interested parties are permitted to view the land during daylight hours with a set of these particulars to hand. Access to the land is taken at your own risk.

FURTHER INFORMATION

Please contact Mark Thomas on tel. 01780 758009 or Monet Johnson, tel. 01780 761651



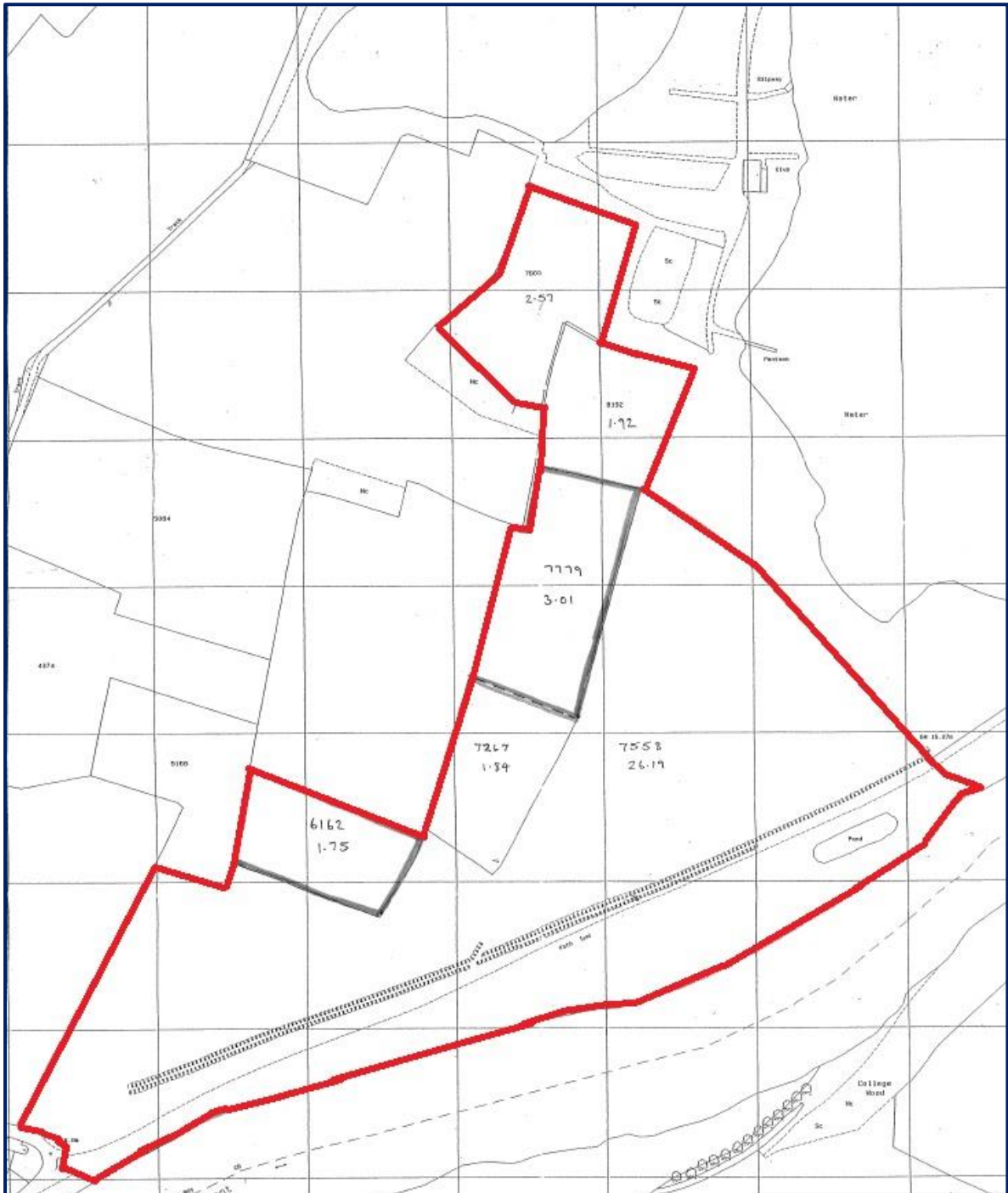
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Richardson

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Sheep Market House, Stamford PE9 2RB



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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.