



TO LET BY TENDER

Approximately 42.08 acres (17.03 hectares) of Pasture land suitable for cultivation to be let on a three year Farm Business Tenancy

Land at Talland Barton Farm

Talland,

Looe,

Cornwall

PL13 2JA

By Tender Guide £5,000pa.

BRIEF DESCRIPTION

This parcel of land is situated approximately one mile to the west of Looe.

The land comprises approximately 42.08 acres (17.03 hectares) of pasture land which would be mostly suitable for cultivation if desired.

There is a reasonable public roadway access to the two enclosures to the south. The access strip which will be fenced is also part of the agreement but is not included within the acreage.

There is a natural water supply available within the woodland which can be included if desired. There is also a concrete block reservoir serving an adjoining property where a water trough could potentially be installed.

Please note that there is a public footpath around the northern and western boundaries of the central field.

FARM BUSINESS TENANCY

The land is to be let under a three year Farm Business Tenancy from the 29th of September 2021.

A copy of a draft Farm Business Tenancy Agreement is available for inspection at the Agents office during normal business hours.

The Landlord will be responsible for paying the costs of preparing an appropriate Farm Business Tenancy Agreement subject to the Tenant contributing £200 + VAT towards these costs.

REPAIRS

The Tenant will be obliged to keep the property in repair. The property is to be left in no worse a condition than at the commencement of the Tenancy.

ASSIGNMENT/SUB-LETTING

Not permitted.

USE

The land is currently all in pasture but would be suitable for cultivation.

SERVICES

There are no mains services to the land.

ENVIRONMENTAL SCHEMES

The land is not subject to any Environmental Stewardship schemes. Entry of the land into any schemes will be at the Landlord's consent which will not be unreasonably withheld.

RIGHT OF WAY, EASEMENTS AND WAYLEAVES

The land is let subject to all existing Wayleaves, Easements and Rights of Way, public and private whether specifically mentioned or not. The Landlord will retain the benefit of all Wayleave payments in respect of any apparatus situated on the land. There is a public footpath around the northern and western boundaries of the central field.

BASIC PAYMENT SCHEME

The BPS Entitlements will be transferred to the Tenant to be held in trust for the Landlord. The Tenant to make a claim each year under the Basic Payment Scheme and to pay the Landlord an additional rent representing the amount of the Basic Payment received by the Tenant from the Rural Payments Agency in relation to the property. The additional rent shall be payable within fourteen days of receipt by the Tenant together with copy documentation to confirm the amount.

DESIGNATIONS

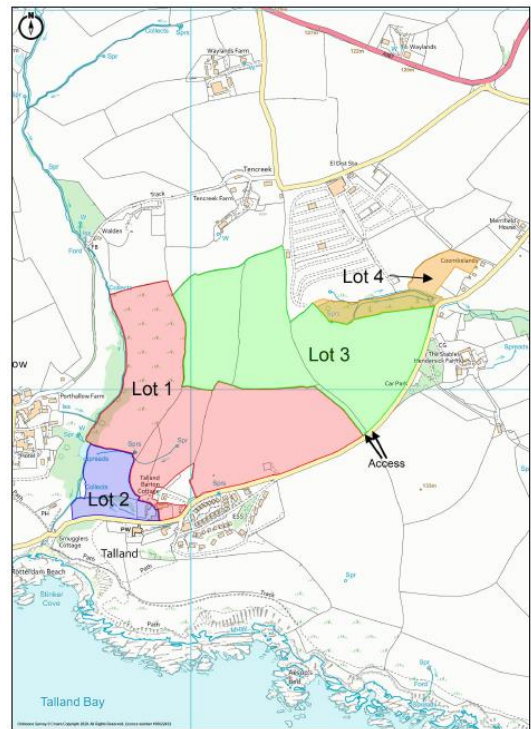
The land is not known to be within any designated areas.

RENT

The prospective Tenants to submit their tender on the attached form on or before 12 noon, Friday 26th June 2021. The highest nor any tender will necessarily be accepted.

PLAN

The Ordnance Extract shown on these particulars is believed to be correct. However, it is not to scale and is to be used for identification purposes only. The land is shown colored **Green**. Please note that the other land on the plan is not included.



Promap v2
LANDMARK INFORMATION

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VIEWING ARRANGEMENTS & FURTHER INFORMATION

Viewing by strict prior appointment.

Please contact the agents: Jefferys, 17 Dean Street, Liskeard, PL14 4AB. Telephone: 01579 342400.

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