

INVITATION TO TENDER FOR FARM BUSINESS TENANCY 2023

Land at Althorne Lodge, The Endway, Burnham Way, Althorne, Essex, CM3 6DT.

Applications to be received by 14th September 2023

Introduction

- Our Clients are seeking a new tenant of their land holding at Althorne Lodge.

Althorne Lodge

- Althorne Lodge is located in the heart of the Dengie Peninsula in the district of Maldon to the north-west of Burnham on Crouch.
- The farm consists of a total of approximately 49.60 Ha / 122.57 ac.
- The soil survey of England and Wales classifies the soils as being loamy and clayey.
- The land is classified on the MAFF Land Grade plan as Grade 3.
- The tenancy is of bare land only and specifically excludes any buildings.

The Proposed Tenancy

- The agreement is proposed to commence on the 1st October 2023 and will be for 5 years to cover the 2024, 2025, 2026, 2027 and 2028 harvests.
- There is an expectation that the tenancy may continue after the initial 5-year period subject to mutual agreement and satisfactory performance.
- The sale of the 2023 harvest will be dealt with by the existing tenant.

Tendered Rent and Rent Reviews

- The tenant is asked to tender a rent that will be fixed for 3 years from the commencement of the tenancy.
- The rent will be paid half yearly in advance in October and March.
- The tenancy will include a rent review clause enabling the rent to market rents every 3rd year.

Farming Policy

- The tenant will be free to choose their preferred rotation.
- The tenant will be responsible for the management of ditches, hedges and verges etc.
- The tenant will share the cost of maintenance and repair of the access drive with the other users.

Entitlements and Environmental Schemes

- No BPS entitlements are available.
- The land is not entered into any environmental schemes (SFI, CSS etc).
- The landlord has no objection to the land being entered into environmental schemes subject to their reasonable consent being obtained in advance.

Crop Storage

- There is no storage available on the holding.

Utilities & Services

- There is no water or other services available. Water has however been supplied by private agreement with the domestic tenant at Althorne Lodge in the past.

Insurance

- The tenant will be required to hold appropriate and adequate insurance and the parties shall liaise to ensure there is no gap in mutual cover.

Sporting & Pest Control

- The sporting rights will be maintained by the landlord but are currently not exercised.
- The tenant is expected to be actively involved in the management of pests.

Viewing / Questions

- Should you have any questions or wish to inspect the farm please call Amy Randall / Paul Walker at Whirledge & Nott in the first instance. 01245 231123.

Application

- The applicant is asked to submit in writing full details of their proposed tender to include specifically the following points:
 - *The annual rent offered*
 - *CV's with details of qualifications, experience of all principally staff and contingencies.*
 - *Details of their current farming commitments and experience.*
 - *Details of Proof of insurance, certification etc.*

Closing Date

All applications to be received by 5pm, 14th September 2023. Applications will then be shortlisted with interviews to follow.

Tenancy Plan



Tender Form

Land at Althorne Lodge, The Endway, Burnham Way, Althorne, Essex, CM3 6DT.

Bidders Name: (please name the person(s), company or firm submitting this offer)	
Address:	
Telephone No:	
Email:	
Subject to Contract Rent Offer for Property: (Please state the amount of your offer in figures and words)	
Please state proposed use: (It is not the vendors' intention to covenant against specific uses other than as stated in the details)	
Details of Farming References/ Background	
State if the offer is subject to any conditions:	
Name and Address of Solicitor/ Agent (if applicable):	
Signature:	
Capacity of Signatory:	
Date:	