



Norfolk County Council



Rural Business Opportunity To Let
Land at Ingleborough Farm, Mill Road, West Walton,
Wisbech, Norfolk
West Walton Estate
Part-Equipped Holding of 72.27 Acres (29.348 Hectares)



Closing date for applications:
12 Noon Monday 25th March 2024
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County.farms@norfolk.gov.uk

/// burglars.starfish.pretty

LOCATION

Situated on the West Walton Ingleborough Estate, Ingleborough Farm is located approximately 4 miles north of Wisbech and approximately 11 miles west of King's Lynn. The postcode is PE14 7EU.

What3Words: ///burglars.starfish.pretty

DESCRIPTION

The land forms part of the West Walton Ingleborough Estate which extends to 273.60 acres (110.722 hectares). The land is classified as being predominantly Grade 1 on the Agricultural Land Classification (ALC) Plan. Grade 1 land is defined as excellent quality agricultural land. The soils are described as Soilscape 21, being loamy and clayey soils of coastal flats with naturally high groundwater.

THE HOLDING

The land comprises 72.27 acres (29.348 hectares) of land split into six fields and two agricultural buildings as detailed below.

FARM BUILDINGS

General Purpose (Building No. 2009): (13 m x 9 m) steel portal framed construction with grain walling and concrete floor. Electric power and light.

Lean-to/ open fronted implement store (Building No. 2010)

There is no water supply to the farm buildings.

USE

There are no restrictions on agricultural use. The Council is keen to see applications which include proposals for diversification and environmental enhancement. The successful applicant will be required to retain and maintain any existing ditches, margins,

hedges and trees planted on the holding. Norfolk County Council have launched the '1 Million Trees for Norfolk' project, with the ambition to plant 1 million trees over a period of five years. As part of the project Norfolk County Farms will be looking to plant trees/hedging on farmland. Any areas identified for planting will be discussed with the incoming tenant and reflected in the tenancy plans.

SERVICES

Mains electricity is available to the site.

CROPPING DETAILS

The past six years cropping records are attached to these particulars.

TENANT RIGHT MATTERS

The ingoing tenant shall pay to the Council, if due, the full amount of tenant right due to the outgoer.

OUTGOINGS

Drainage Rates are payable to King's Lynn Internal Drainage Board.

PROPOSED TERMS OF TENANCY

This list is not exhaustive, and applicants should familiarise themselves with the specimen tenancy agreement available to download from the Council's website. The Council reserves the right to modify the terms of the agreement.

TERM

An eight-year Farm Business Tenancy (FBT) with effect from 11th October 2024 until 10th October 2032.

BREAK CLAUSE

For the Landlord on the third anniversary of the commencement of the tenancy (10th October 2027); for the Tenant annually from the second year of the tenancy.

EARLY ENTRY

The incoming tenant may have early entry by agreement with the outgoing tenant and providing the tenancy has been signed.

RENT

Payable half yearly in arrears upon 11th October and 6th April in each year.

RENT REVIEW

Every three years to market rent in accordance with the provisions of the Agricultural Tenancies Act 1995.

DYKE MANAGEMENT

The tenant is to be responsible for all dykes except for any main IDB drains or leading drains.

TENANT'S IMPROVEMENTS

Improvements by the Tenant will only be permitted with the prior written consent of the Landlord.

ASSIGNMENT

There is a bar on assignment and sub-letting.

STAMP DUTY LAND TAX

Where applicable the ingoing Tenant will be responsible for meeting the costs of having the Agreement stamped.

LAND REGISTRY

The ingoing Tenant will be responsible for meeting the costs of registering the tenancy with Land Registry.

FIXTURES & FITTINGS

Any fixtures, fittings or equipment shown on the photographs or seen during viewing are not necessarily included within the letting.

SOIL INDICES

A record of the soil indices will be obtained by the Landlord at the start of the tenancy, during and before the end of the term. It is expected that the land is farmed in accordance with the rules of good husbandry.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The farm is offered for rent subject to all existing rights including rights of way, whether public or private, light support, drainage, water, electricity supplies and mineral rights, easements quasi-easements or wayleaves whether or not referred to in these particulars.

VIEWING DAY

Attendance at the viewing day is now compulsory if you wish to apply. The farm will be available for inspection on Tuesday 13th February 2024 with a set out of these particulars in-hand. Please register your arrival with representatives of Norfolk County Farms who will be at the following locations:

New Road Farm – Tuesday 13th February (10:00am – 11:30am)

What3Words: ///inherit.umpires.slack

Rose Farm – Tuesday 13th February (11:45am – 1:15pm)

What3Words: ///luxury.discusses.strictly

Neatmoor Farm – Tuesday 13th February (2:30pm – 4:00pm)

What3Words: ///meals.amuses.unclaimed

Please ensure that you register your arrival to the representative as proof of your visit. No appointment is necessary, and you should ensure you bring a set of particulars with you. The properties are currently working farms. Viewers should be careful and vigilant whilst on the holdings. Care should be taken to prevent damage to crops and to respect the occupation of the farm by the current tenant. Please follow any health and safety advice issued on the day. Viewing at all other times is strictly prohibited. Neither the Landlord nor the Agents are responsible for the safety of those viewing the properties and accordingly those viewing the properties do so at their own risk. The Agents advise that farm dogs may be present on some holdings. Therefore, care should be taken and dogs not approached.

METHOD OF LETTING

The properties are being let by Informal Tender. **Applications must be submitted online via the Council's website by 12 Noon on Monday 25th March 2024.** The Council will only accept applications that have been submitted online. Applications *must*

be accompanied by a business plan that contains the following information:

- Business name
- Business summary
- Business aims and objectives (you may want to consider how your proposed business supports the Council's management policies)
- Financial summary (to include a tender rent and machinery schedule and financial forecasts for the first three years of the proposed business to include cashflow, gross margins, capital budget, profit and loss forecast and sensitivity analysis)
- Management strategy
- Marketing and sales strategy
- Targets and timescales
- SWOT analysis (strengths, weaknesses, opportunities and threats)
- Business strapline
- An elevator pitch in less than 200 words.

Applicants are advised to carefully consider the tenant selection criteria, the County Farms Management Policy and the Stage 1 scoring matrix – all of which are available at www.norfolk.gov.uk/countyfarms.

AGENTS NOTE

For clarification we wish to inform prospective Tenants that we have prepared these letting particulars as a general guide. Areas are taken from Ordnance Survey plans and digital maps. The plans are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed. All measurements quoted are approximate and subject to measured survey. These particulars do not form part of the proposed tenancy. Photographs were taken in February 2024.

IMPORTANT NOTICES TO PROSPECTIVE TENANTS

1. Applicants are reminded that if successful they will enter a legal and binding contract for the duration of the letting period. Any change of circumstances which might bring earlier vacation of the property will leave the Tenant responsible for the Landlord's re-letting costs and rent until such time as a new Tenant is found.
2. The following events will result in an applicant's automatic rejection and disqualification:
 - a. Lobbying any Member or Officer of the County Council,
 - b. Failure to attend the viewing day,
 - c. Applications that have not been received online prior to the closing date,
 - d. Viewing of the farm outside the viewing day,
 - e. Business plans that have not been submitted in the required format as detailed above.
3. Applicants are reminded that the Estate is there to provide a **gateway into agriculture for people to farm on their own account**. Attention is especially drawn to the detailed Tenant Specification contained within the Guide for Prospective Tenants and the need to demonstrate and evidence that the criteria are met. In particular, it should be noted that:
 - a. Applications from persons who are already established farmers in their own right and who intend to run the County Farm as an extension to their existing business, will not be considered in the first instance. This includes those who have a vested interest in family farms or who already operate substantial agricultural businesses. NB this does not apply to existing tenants on the Estate seeking to progress.
 - b. Holdings are only available to persons who are prepared to farm them personally.
4. Norfolk County Council give notice that:
 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Tenants they do not constitute an offer or contract or any part of an offer or contract.
 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Norfolk County Council for the accuracy of individual items. Intending Tenants should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only.
 3. Intending Tenants should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to letting.
 4. Norfolk County Council, and any person in its employ, does not have the authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Norfolk County Council for any error, omission of misstatement in these particulars.
 5. No responsibility can be accepted for any costs or expenses incurred by intending Tenants in inspecting the property, making further enquiries, or submitting offers for the Property.
 6. These particulars were prepared in February 2024.

Cropping Schedule

Field No.	Area (Ac)	Area (Ha)	Use	2018-2022	2023	2024
6	0.12	0.049	Yard	None	None	None
7	11.65	4.715	Arable	Wild flowers/grasses	Winter Wheat/CSS	Winter Wheat/CSS
10	16.20	6.556	Arable	Wild flowers/grasses	Winter Wheat/CSS	Winter Wheat/CSS
11	12.03	4.868	Arable	Wild flowers/grasses	Winter Wheat/CSS	Winter Wheat/CSS
15	11.78	4.767	Arable	Wild flowers/grasses	Winter Wheat/CSS	Winter Wheat/CSS
16	12.99	5.257	Arable	Wild flowers/grasses	Winter Wheat/CSS	Winter Wheat/CSS
17	0.67	0.271	Arable	Wild flowers/grasses	Winter Wheat/CSS	Winter Wheat/CSS
18	6.83	2.764	Arable	Wild flowers/grasses	Winter Wheat/CSS	Winter Wheat/CSS
Total	72.27	29.348				



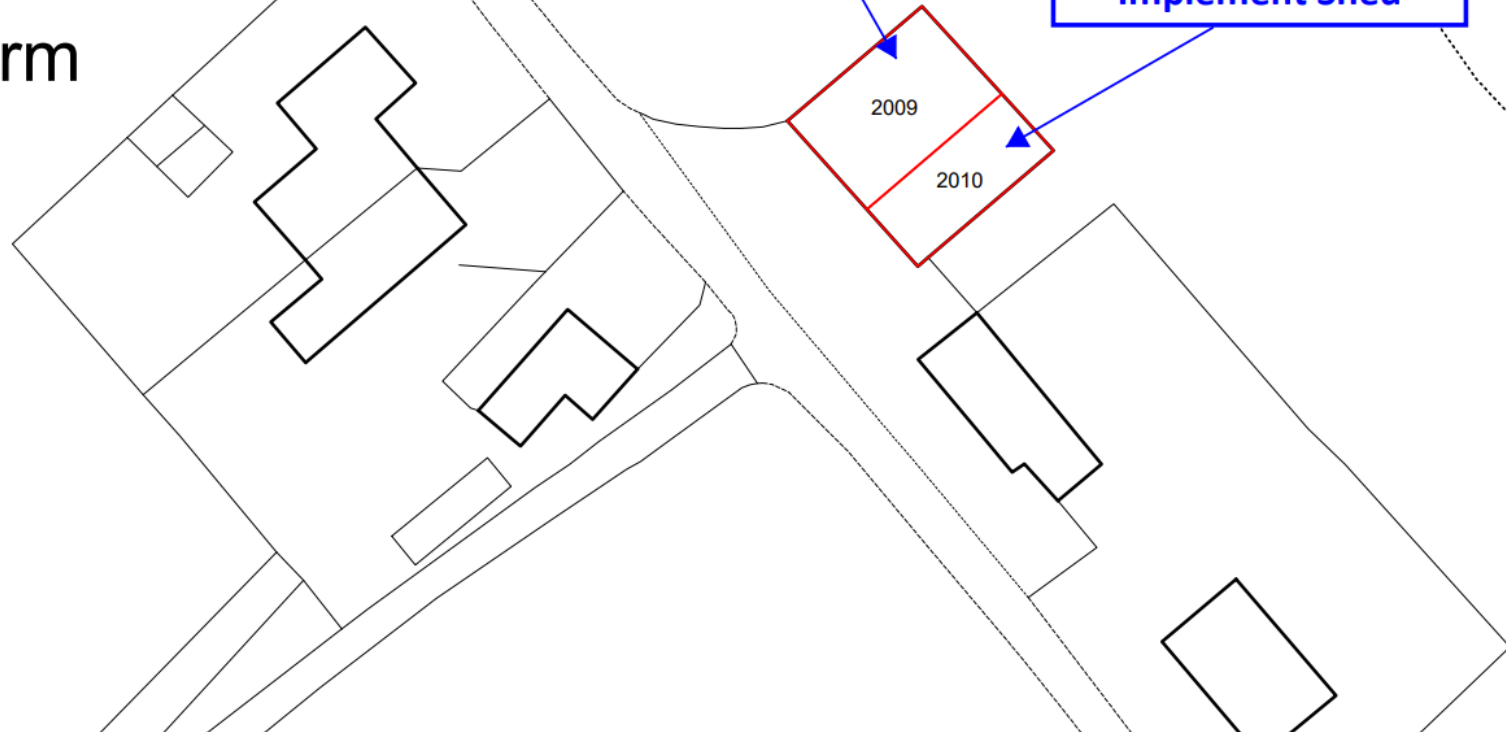


Ingleborough Farm

Und

General Purpose Building

Lean-To Open Fronted Implement Shed

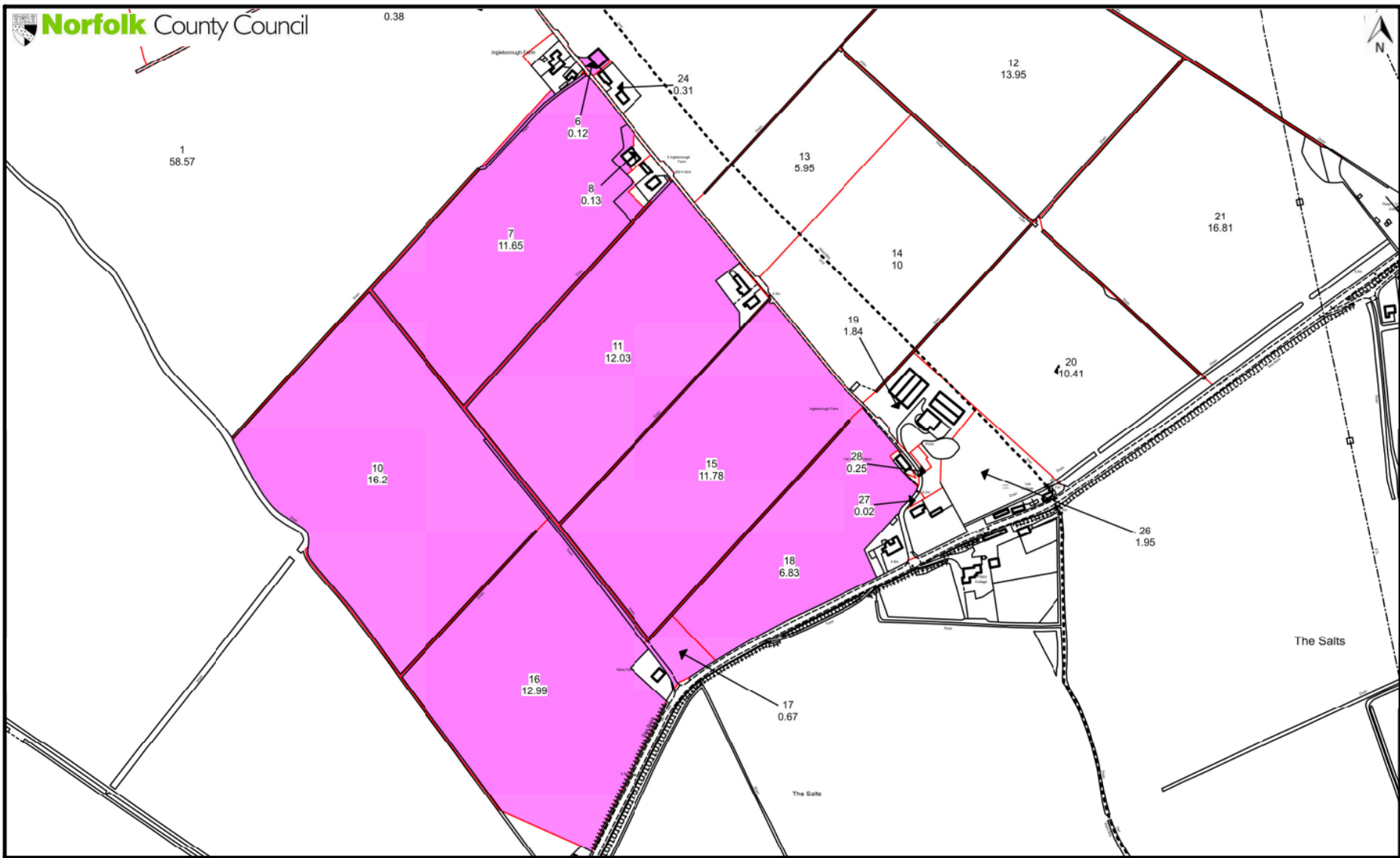


NORFOLK COUNTY COUNCIL - WEST WALTON INGLEBOROUGH ESTATE

Ingleborough Farm, West Walton - Holding To Let From 11/10/2024 (Buildings)

PLAN NUMBER: CF/REL/150 Scale: 1/500 @ A4 DATE: 15th January 2024 DRAWN BY: A. Johnson

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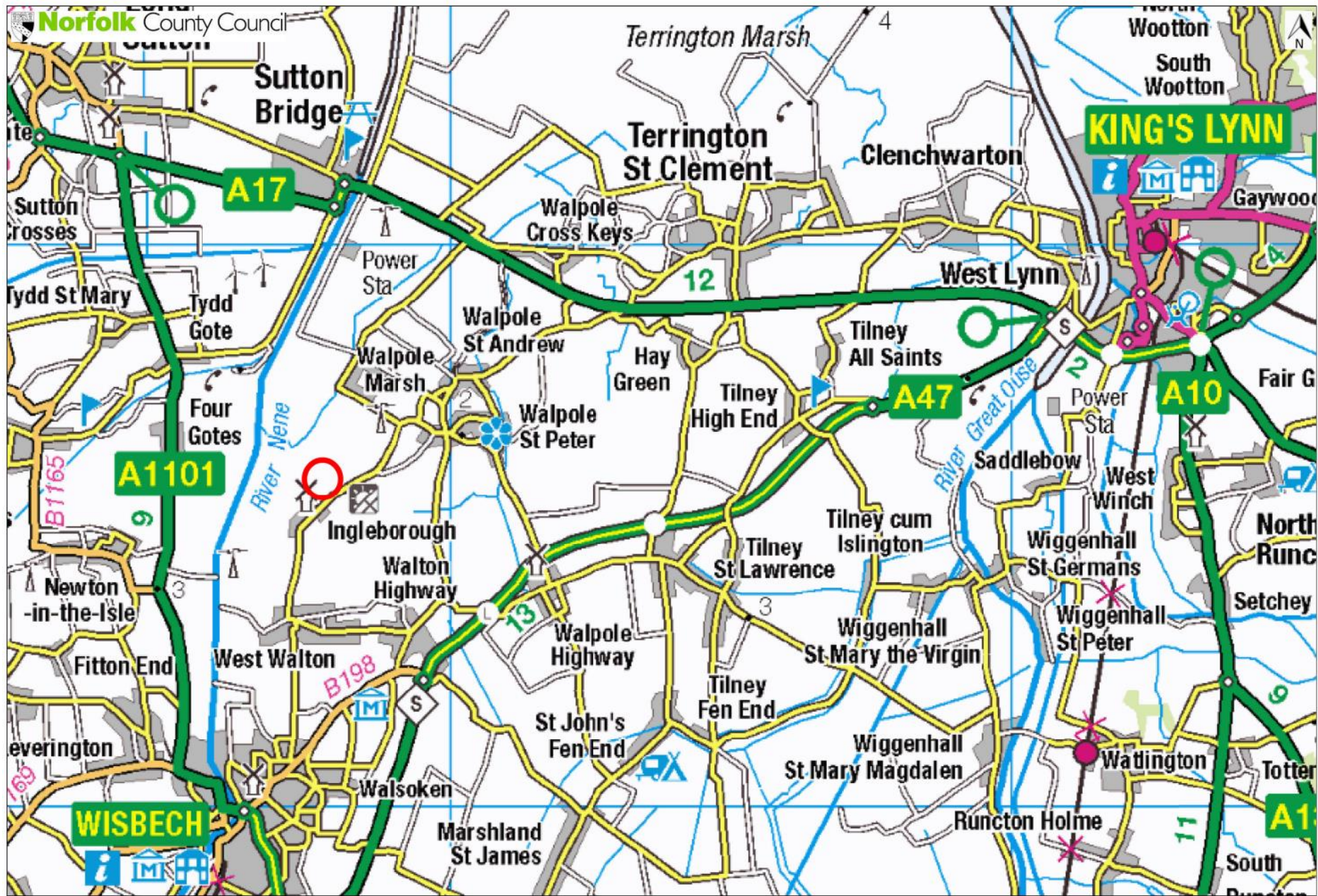


NORFOLK COUNTY COUNCIL - WEST WALTON INGLEBOROUGH ESTATE

Ingleborough Farm, West Walton - Holding To Let From 11th October 2024 (Land)

PLAN NUMBER: CF/REL/49 Scale: 1/5000 @ A4 DATE: 15th January 2024 DRAWN BY: A. Johnson

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