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Rural Business Opportunity To Let
**New Road Farm, Middle Drove, Marshland St James,
Wisbech, Norfolk**
Stow & Marshland Estate
Equipped Holding of 144.76 Acres (58.580 Hectares)



**Closing date for applications:
12 Noon Monday 25th March 2024**
Lead contact: Simone Crawford
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LOCATION

Situated on the Stow & Marshland Estate, New Road Farm is located approximately 7 miles west of Downham Market and approximately 13 miles south-west of King’s Lynn. The postcode for the farm is PE14 8JT. Please use the What 3 Words code for locating this farm.

What3Words: ///inherit.umpires.slack

DESCRIPTION

The farm forms part of Norfolk County Council’s Stow & Marshland Estate which extends to 1463.920 hectares (3617.42 acres). The land is classified as being predominantly Grade 2 on the Agricultural Land Classification (ALC) Plan. Grade 2 land is defined as very good quality agricultural land. The soils are described by Soilscape 23 as loamey and sandy with naturally high groundwater and a peaty surface.

USE

There are no restrictions on agricultural use. The Landlord is willing to consider proposals from applicants for a range of enterprises. On a wider point, 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 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.

DWELLING

New Road Farmhouse (Building No. 2025) is a four-bedroom detached house with oil-fired central heating. It has recently had an extension and undergone a full scheme of refurbishment prior to its reletting. The EPC is rated an ‘E’ but will be re-tested once works have been completed. Copies of the floor plan can be found on page 9 of this brochure.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



FARM BUILDINGS

General Purpose Building (Building No. 2027): Timber frame construction. Sliding doors. Electric power and light.

A new general-purpose building 24m x 18m (Building no. 2178) and Lean-to 24m x 8m (Building No. 2179) has been erected. Building work was completed in 2023. The building is constructed of grey pre-stressed concrete wall panels with grey profiled metal sheeting and grey cement sheet roofing. The building features two roller shutter doors and a central personnel door.

SERVICES

Mains water and electricity are available to the site. There is a septic tank that serves the house.

CROPPING DETAILS

The past seven 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 Downham and Stow Internal Drainage Board. Council tax band currently C - current charge £1877.12 payable to Borough Council of Kings Lynn and West Norfolk. Please note band to be reviewed once building works are complete.

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

A ten-year Farm Business Tenancy (FBT) with effect from 11th October 2024.

BREAK CLAUSE

For the Landlord on the fifth anniversary of the commencement of the tenancy; 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 incoming Tenant will be responsible for meeting the costs of having the Agreement stamped.

LAND REGISTRY

The incoming 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 compulsory if you wish to apply. The farm will be available for inspection on Tuesday 13th February 2024 between 10:00am and 11:30am.

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. We are grateful to the outgoing tenant who has given permission to run the viewing day. 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.** 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 and field references 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 December 2023.

IMPORTANT NOTICES TO PROSPECTIVE TENANTS

1. Applicants are reminded that if successful they will enter into 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 or 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.

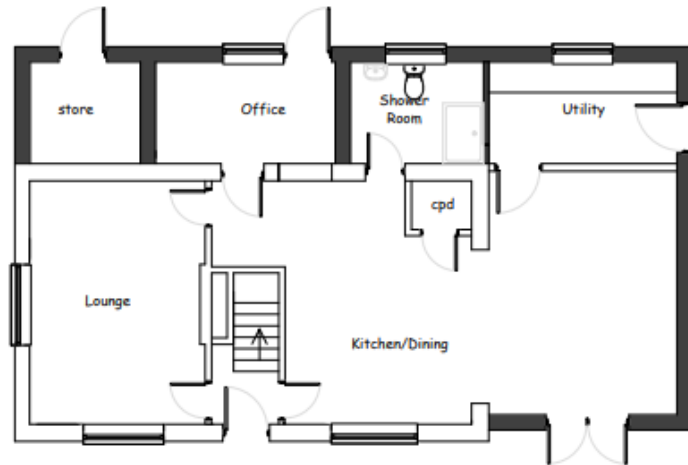
6. These particulars were prepared in December 2023.

Cropping Schedule

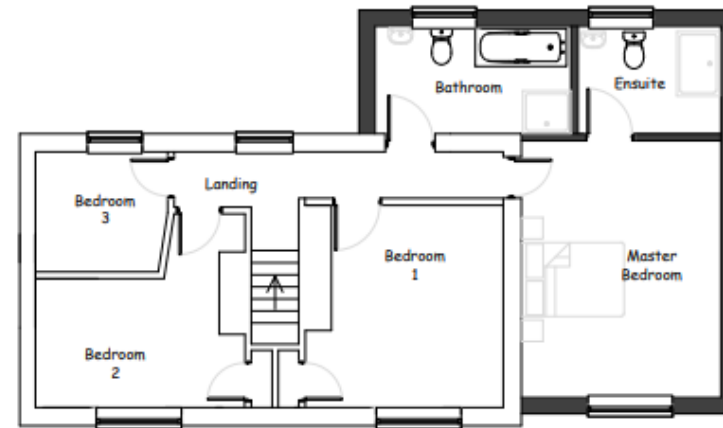
Field No.	Area (Ac)	Area (Ha)	Use	2018	2019	2020	2021	2022	2023	2024
39	21.47	8.69	Arable	Spring Beans	Winter Wheat	Oil Seed Rape	Winter Wheat	Spring Barley	Sugar Beet	Spring Barley
43	24.09	9.75	Arable	Winter Wheat	Winter Wheat	Winter Wheat	Winter Wheat	Sugar Beet	Spring Barley	Sugar Beet
49	21.75	8.80	Arable	Oil Seed Rape	Winter Wheat	Winter Wheat	Winter Wheat	Spring Barley	Sugar Beet	Spring Barley
50	0.7	0.28	Yard/Garden	None	None	None	None	None	None	None
52	23.61	9.56	Arable	Winter Wheat	Oil Seed Rape	Winter Wheat	Winter Wheat	Sugar Beet	Spring Barley	Sugar Beet
56	14.01	5.67	Arable	Grass Ley	Grass Ley	Winter Wheat	Grain Maize	Spring Wheat	Spring Beans	Grain Maize
57/60	15.43	6.244	Arable	Grass Ley	Grass Ley	Winter Wheat	Grain Maize	Spring Wheat	Spring Beans	Grain Maize
58	0.99	0.40	Roadway	None	None	None	None	None	None	None
59	22.71	9.19	Arable	Winter Barley	Winter Barley	Grain Maize	Winter Wheat	Grain Maize	Spring Beans	Grain Maize

Total 144.76 58.580

New Road Farm – House Floor Plan

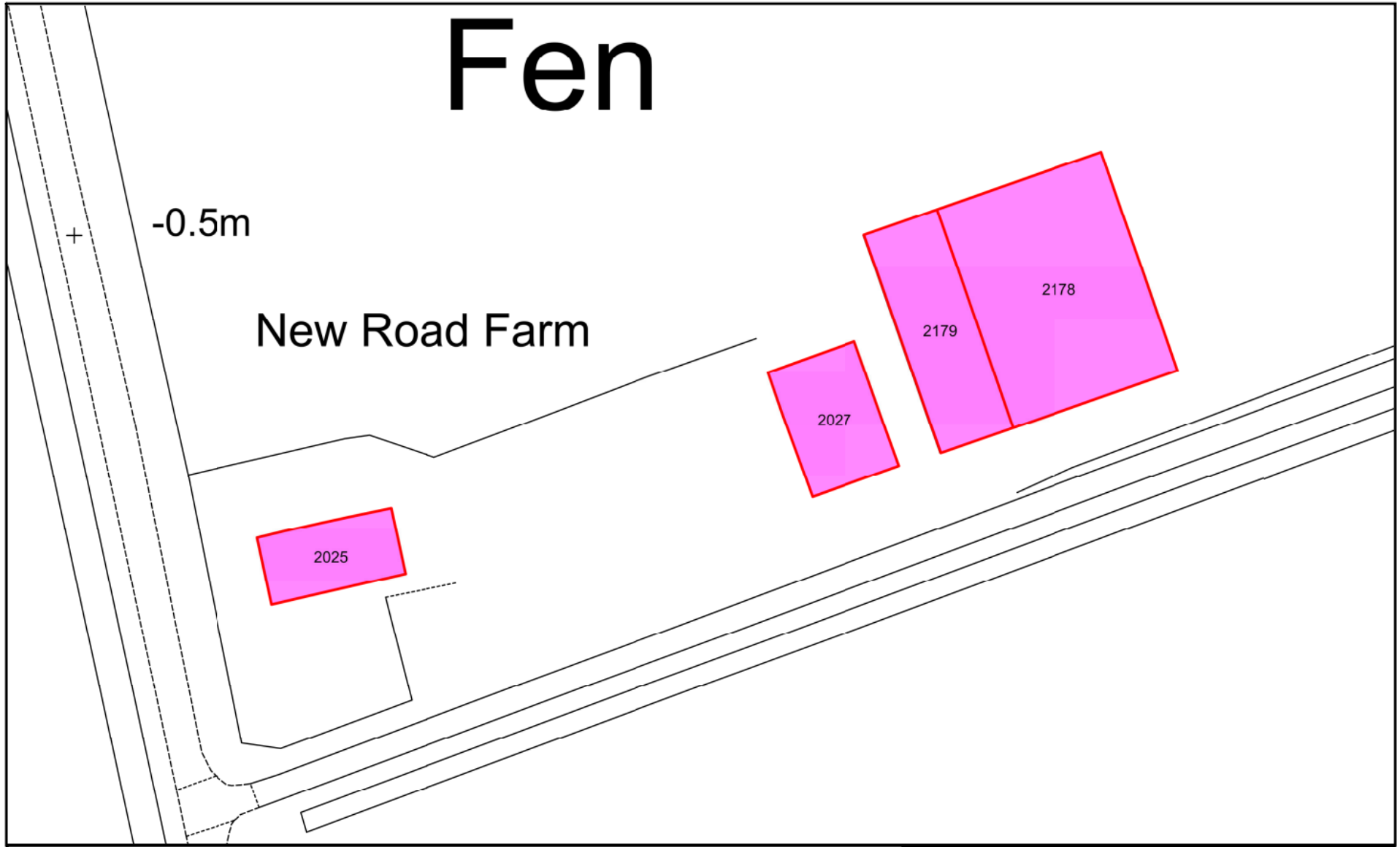


GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

Fen



Stow & Marshland Estate

New Road Farm, Marshland St James - Holding to Let From 11th October 2024 (Buildings)

Centre Of Map: 555460, 305598. Plan Number: CF/REL/142. Drawn By: A. Johnson

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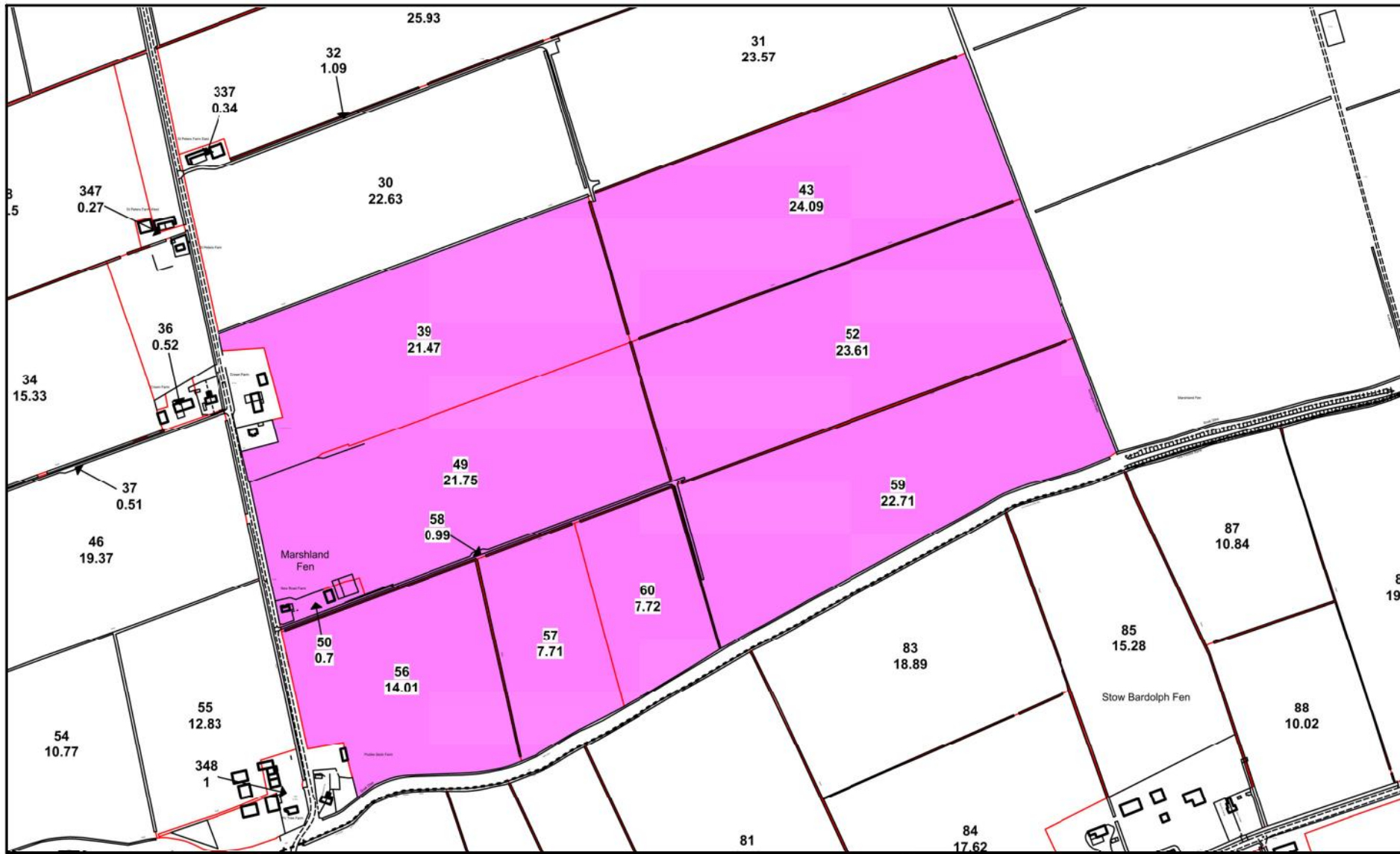
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Date Created: 02/01/2024

Scale: 1/500 @ A4





Stow & Marshland Estate

New Road Farm, Marshland St James - Holding to Let From 11th October 2024 (Land)

Centre Of Map:555867, 305828. Plan Number: CF/REL/141. Drawn By: A. Johnson

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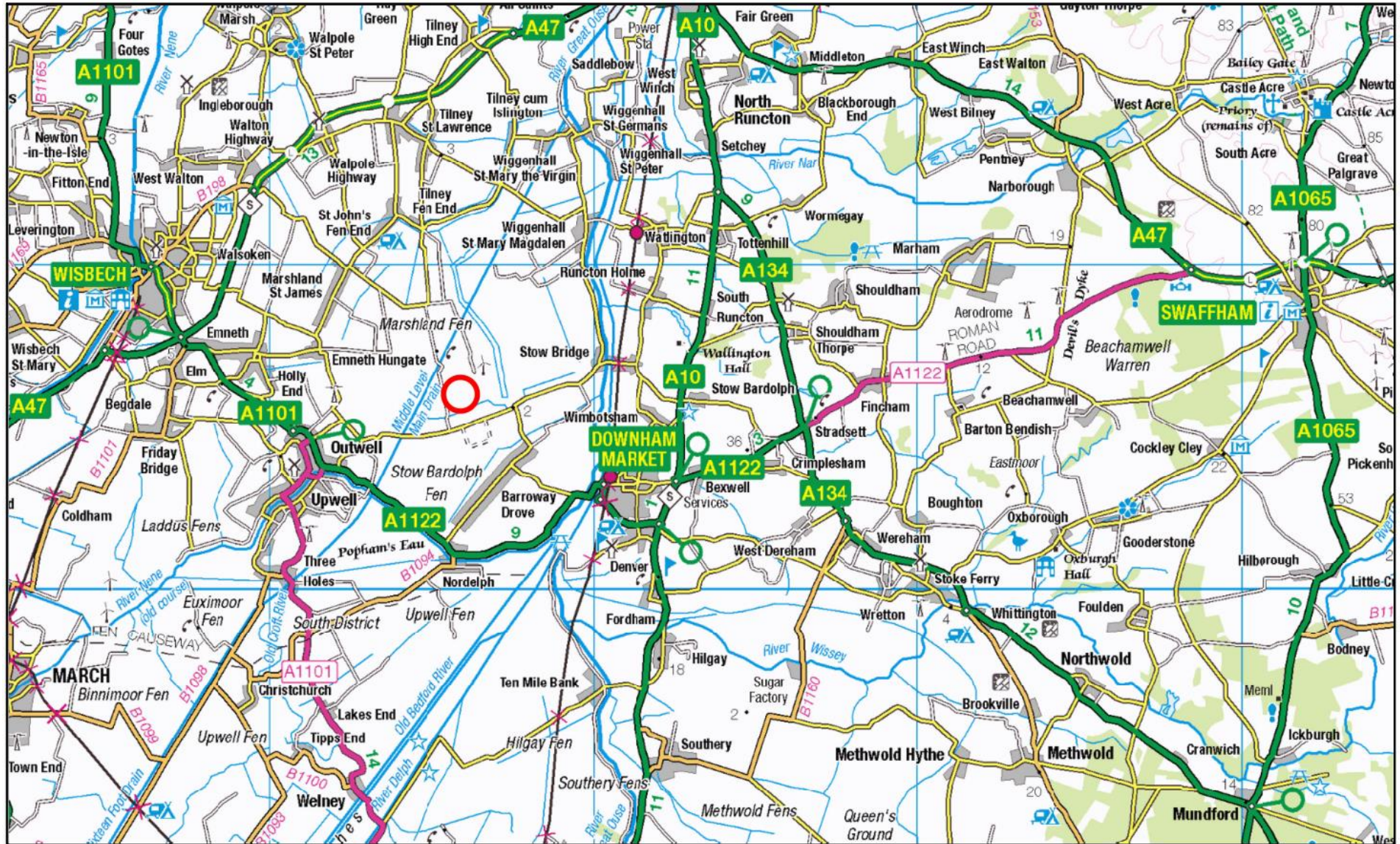
 Norfolk County Council

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Date Created: 02/01/2024

Scale: 1/6000 @ A4





Stow & Marshland Estate
 New Road Farm, Marshland St James - Holding to Let From 11th October 2024 (Location)
 Centre Of Map: 555867, 305828. Plan Number: CF/REL/143. Drawn By: A. Johnson
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Date Created: 02/01/2024

Scale: Not To Scale @ A4

