Cambridgeshire County Council - Farms Estate

Herods Farm, Foxton

Farm to Let

On a 5 Year Farm Business Tenancy
Herods Farm, Foxton

Herods Farm, Foxton is part of the Cambridgeshire County Council Farms Estate. This holding is to be relet from 11th October 2020 subject to possession being obtained from the outgoing Tenant.

Outgoing Tenant: Mr D. Salmons (dec’d)
Post Code: CB22 6SR

1. DESCRIPTION

This holding comprises 21.11 hectares (52.16 acres) or thereabouts of shallow lime rich loam over chalk and free draining lime rich loam.

It is situated in the Parish of Foxton, 8 miles to the south west of Cambridge and 6 miles to the north east of Royston.

The holding is partially equipped; it has one General Purpose building together with the arable land.

(a) Land & Cropping (edged and hatched black on plan)

<table>
<thead>
<tr>
<th>OS No.</th>
<th>Area (Ha)</th>
<th>Acres</th>
<th>Cropping 2018</th>
<th>Cropping 2019</th>
<th>Cropping 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>P134</td>
<td>0.917</td>
<td>2.27</td>
<td>Wheat</td>
<td>Wheat</td>
<td>W. Barley</td>
</tr>
<tr>
<td>P134a</td>
<td>2.807</td>
<td>6.94</td>
<td>Wheat</td>
<td>Wheat</td>
<td>W. Barley</td>
</tr>
<tr>
<td>P112c</td>
<td>0.172</td>
<td>0.42</td>
<td>Building</td>
<td></td>
<td></td>
</tr>
<tr>
<td>P134</td>
<td>3.91</td>
<td>9.64</td>
<td>W. Beans</td>
<td>Wheat</td>
<td>Wheat</td>
</tr>
<tr>
<td>P134</td>
<td>0.938</td>
<td>2.32</td>
<td>W. Beans</td>
<td>Wheat</td>
<td>Wheat</td>
</tr>
<tr>
<td>P112a</td>
<td>0.759</td>
<td>1.87</td>
<td>Wheat</td>
<td>Wheat</td>
<td>W. Barley</td>
</tr>
<tr>
<td>P134</td>
<td>6.85</td>
<td>16.93</td>
<td>Wheat</td>
<td>Wheat</td>
<td>W. Barley</td>
</tr>
<tr>
<td>P112b</td>
<td>0.786</td>
<td>1.94</td>
<td>Wheat</td>
<td>Wheat</td>
<td>W.</td>
</tr>
<tr>
<td>P113</td>
<td>0.013</td>
<td>0.03</td>
<td>Yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9383</td>
<td>3.959</td>
<td>9.78</td>
<td>W. Beans</td>
<td>Wheat</td>
<td>Wheat</td>
</tr>
</tbody>
</table>

(b) Building

A general purpose building / workshop. 18.4m x 18.3m. The building was built circa 1961 and incorporates a dividing wall splitting the building in half.

2. DILAPIDATIONS

All end of tenancy matters shall be dealt with by the outgoing Tenant and ingoing Tenant. The ingoing Tenant to advise the Landlord if a notice of dilapidations is required.

3. OUTGOINGS

(a) Drainage rates of £3.73 approximately per hectare payable to the Environment Agency annually.

(b) Water

Water charges are payable to Cambridge Water.

(c) Electricity

TBA by the previous tenant

4. RESTRUCTURING PROPOSALS

Under the current Farm Management Plan, the farm is not proposed to increase in size.

5. BASIC PAYMENT ENTITLEMENTS

Basic payment scheme entitlements are not included with the letting but may be available by separate negotiation with the outgoing Tenant.
6. **ENVIRONMENTAL ISSUES**

The Council reserves the right to plant up to 0.2 hectares (0.5 acres) of woodland on the holding with no alteration in rent. The Council reserves the right to investigate and create permissive bridleways on the holding with no alteration in rent. The routes of these will be shown on the plans.

7. **RENT**

Offers are invited for the annual rent of the holding (to be fixed for the first three years). The Landlord is not bound to accept the highest or any offer.

8. **HOLDOVER**

None

9. **WATER ABSTRACTION LICENCE**

None

10. **VIEWING**

The holding will be available for inspection on 12 February 2020 between 10am and 4pm.

County Farms representatives will not be present on the viewing day, for all questions please call.

11. **END OF TENANCY MATTERS**

To be agreed between the successful applicant and the outgoing tenant

12. **FURTHER INFORMATION AND APPLICATIONS**

- For more information contact Kit Helps on 01223 724329 or email: Christopher. Helps@cambridgeshire.gov.uk
- Application forms, selection criteria and an example Farm Business Tenancy are available on our webpage at [www.cambridgeshire.gov.uk/countyfarms](http://www.cambridgeshire.gov.uk/countyfarms)
- The deadline for applications is **6 March 2020 at 5pm**
- First round interviews will be held on **16 and 18 March 2020**

---

**Important Notice**

Cambridgeshire County Council gives notice that:

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or part of any offer or contract.
2. All descriptions, dimensions, references to condition and the necessary permission for use and occupation, and other details are given without responsibility and any intending tenderers must satisfy themselves by inspecting or otherwise as to the correctness.
3. Prospective tenderers should discuss any personal issues/expectations that they may have in relation to the letting of the property with officers in order to avoid arranging unsuitable viewings.