



Land at English Bicknor, Coleford, Gloucestershire

A productive and accessible parcel of arable land

About 25.42 acres (10.29 hectares)

To Let by Tender on a Two Year Farm Business Tenancy

By direction of DJ Gunter, Esq.

Land at English Bicknor, Coleford, Gloucestershire Nearest postcode GL16 7PD

Coleford 3 miles • Monmouth 8 miles
• Ross-on-Wye 8 miles (distances approximate)

A single productive and well maintained enclosure of virtually level farmland extending to approximately 25.42 acres (10.29 hectares) with roadside access forming part of Cow Meadow Farm, English Bicknor.

It is in a very accessible location and enjoys long road frontage to the B4234 between English Bicknor and Ross-on-Wye.

The land is currently used for arable cropping.

There is no water.

It is being offered to be let in one lot.

Tenancy

1. The land is available to rent on a Farm Business Tenancy commencing on 29th September 2020 for a 2 year period terminating on 28th September 2022.
2. The annual rent to be paid in half yearly instalments in advance. The first payment on the agreed commencement day and 6 calendar months thereafter.
3. Repairs – The Tenant will be responsible for repair and maintenance of all fences, gates and drains. The Landlord will be responsible for the hedge trimming.
4. The land is not to be cropped with maize.

Basic Payment Scheme Entitlements

1. The 2020 Basic Payment Scheme Entitlements are reserved in favour of the Landlord.
2. The Entitlements will be transferred to the Tenant for use for the 2 years from 29th September 2020 free of charge.
3. At the end of the tenancy, the Entitlements will be transferred back to the Landlord free of charge.

Tender Date

Closing date for tenders on the attached form – 12 noon Friday 11th September 2020 – to Gwilym Richards's office. The envelope should be marked 'English Bicknor Tender' on the outside. Any offer accepted will remain 'subject to contract' until contracts are exchanged.

Viewing

By prior appointment with the agents. Prospective Tenants should be aware that inspections are made entirely at their own risk and that neither the Landlord nor their agent accepts liability.

Mode of Letting

The property will be offered for letting by Informal Tender. These particulars are issued solely on the understanding that all negotiations are conducted through the agents Gwilym Richards & Co Ltd.

Cost Contribution

The Tenant is required to pay the agents £250 plus VAT towards the costs of preparing the tenancy agreement.



Sale Plans, Areas and Schedules

These have been prepared for guidance only and no guarantee or warranty as to their accuracy is given or implied. The position of grid references have been moved for convenience. The scale is only approximate. The areas, field numbers and schedules are based on Ordnance Survey and the Rural Land Register details and are for reference purposes only. Prospective purchasers shall be deemed to have satisfied themselves as to the description of the property, and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given. In particular, no objection shall be taken by the purchaser to any variation in areas on the deeds.

Important Notice

Gwilym Richards & Co Ltd give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared as a general outline for the guidance of prospective Tenants only. They are intended to give a fair and overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information and descriptions contained herein (whether in the text, plans or photographs), is given in good faith as an opinion but should not be relied upon as being statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. Any areas, measurements or distances referred to herein approximate only.
4. The photographs appearing in these particulars show only a certain aspect and part of the property when taken. Certain aspects may have changed since the photographs were taken and it should not be presumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property that are not shown in the photograph.
5. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning,
6. The information given herein in these particulars is given without responsibility on the parts of Gwilym Richards & Co Ltd or their clients. These particulars do not form any part of an offer or contract. Neither Gwilym Richards & Co Ltd nor their employees have any authority to make or give any representation or warranties of whatever nature in relation to this property.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by any way of statement of fact.
8. No liability is accepted for any expenses incurred where the property may have been sold, let or withdrawn.
9. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of HMSO. Crown Copyright. All rights reserved. Licence No 100003759.
10. Plans are not scale and are for identification purposes only.

Photographs dated July 2020. Particulars dated August 2020.