

TO LET

Jubilee Farm, Vicarage Farm Lane, Great Barton



Location	Jubilee Farm, Vicarage Farm Lane, Great Barton, Bury St Edmunds, IP31 2QF
Description	<p>Range of farm buildings, hard standing and grass and arable land extending in total to approximately 16.26 acres (6.58 Hectares), shown edged in red on the attached plan.</p> <p>The buildings have most recently been used by a forestry and landscaping business and the land has been used for arable cropping and hay/silage production.</p>
Access	Directly from Vicarage Farm Lane, Great Barton and via a dirt track leading from the B1106.
Buildings	<p>Brick built pitched roof barn (10.36 m x 11.57 m)</p> <p>Brick built pitched roof open fronted shed (6.09 m x 11.88 m)</p> <p>Brick built mono-pitch stock shed (11.27m x 4.78m)</p> <p>Detached timber framed mono pitch two bay cart shed (9.14m x 6.39m)</p> <p>2 No Detached Galvanised Steel grain silos external diameter 4.57 m</p>



Buildings Area	Approximately 1,665 m2																														
Land Area and Back Cropping	<p>Approximately 16.26 acres (6.58 Hectares) see schedule of areas and back cropping below:</p> <table border="1"> <thead> <tr> <th>Field No/ Description</th> <th>Acres</th> <th>Hectares</th> <th>2021</th> <th>2022</th> <th>2023</th> </tr> </thead> <tbody> <tr> <td>NG 9879</td> <td>11.07</td> <td>4.48</td> <td>WW</td> <td>SUB</td> <td>SB</td> </tr> <tr> <td>Pasture</td> <td>4.55</td> <td>1.84</td> <td>Grass</td> <td>Grass</td> <td>Grass</td> </tr> <tr> <td>Yard & Buildings</td> <td>0.64</td> <td>0.26</td> <td></td> <td></td> <td></td> </tr> <tr> <td>TOTAL:</td> <td>16.26</td> <td>6.58</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Key: WW = Winter Wheat SUB = Sugar Beet SB = Spring Barley</p>	Field No/ Description	Acres	Hectares	2021	2022	2023	NG 9879	11.07	4.48	WW	SUB	SB	Pasture	4.55	1.84	Grass	Grass	Grass	Yard & Buildings	0.64	0.26				TOTAL:	16.26	6.58			
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Services	<p>Single phase mains electricity and mains water are connected to the buildings but there is no connection to mains or private drainage.</p> <p>There is no mains water connected to the land.</p>																														

Planning	The buildings and land are currently designated for planning purposes as agricultural/forestry and as such any change of use would require planning consent from the local planning authority.
Boundaries	The Land is currently unfenced but there are some sections of boundary hedging and internal boundary hedges
Soil Type	Melford Soil Series – Chalky Till, deep well drained fine loam over clay and fine loamy soil, suitable for growing cereals, sugar beet and other arable crops.
Land Grade	According to the former MAFF land classification map, the land is Grade 3 Agricultural Land
BPS Entitlements	There are no BPS Entitlements included in the letting
Sugar Beet Quota	There is no sugar beet quota included in the letting.
Sporting Rights	Can be included by separate negotiation.



District Council	West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU www.westsuffolk.gov.uk 01284 763 233.
Assignment	<p>The Tenant will be expected to farm the land and occupy the buildings in their own right and, subletting is strictly not permitted.</p> <p>Use of contractors will only be permitted with the prior consent of the Landlord Applications should state which operations contractors are to be used for if any.</p>
Term	5-year Farm Business Tenancy commencing on, the 11 th October 2023.
Rent	<p>Offers are invited for the annual rent of the holding (to be fixed for the first 3 years). The Landlord is not bound to accept the highest or any offer.</p> <p>Rent will be payable by direct debit in arrears on the 6th April and the 11th October throughout the term, with the first payment of rent due on the 6th April 2024.</p>
Lotting	Applications for the whole only are invited.
Assessment Criteria	Applications will be assessed against Suffolk County Councils Corporate Priorities and Tenancy selection criteria, proposed soil management and the annual rent per acre offered.
Viewing	A single viewing day will be held on Thursday 6th July 2023 between 9.30 am and 3.00 pm . SCC staff will be in attendance on the viewing day.



Parish: Great Barton
 Map Title: Jubilee Farm
 Scale: 1:2,500
 Date: 22/06/2023
 Author: leemr1

Corporate Property,
 Constantine House,
 5, Constantine Road,
 Ipswich, Suffolk, IP1 2DH
 Telephone (01473 264180)

This information has been taken from our records but our deeds have not been checked. If the areas or precise boundaries of the land in question are critical we may need to undertake investigations that may result in change.

Suffolk
 County Council