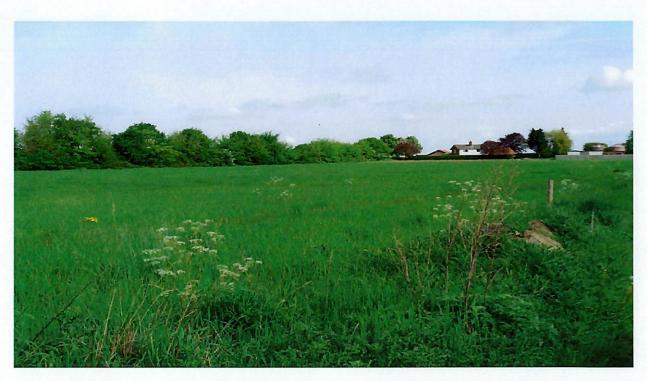


TO LET

Jubilee Farm, Vicarage Farm Lane, Great Barton



Location	Jubilee Farm, Vicarage Farm Lane, Great Barton, Bury St Edmunds, IP31 2QF
Description	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. 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.
Access	Directly from Vicarage Farm Lane, Great Barton and via a dirt track leading from the B1106.
Buildings	Brick built pitched roof barn (10.36 m x 11.57 m) Brick built pitched roof open fronted shed (6.09 m x 11.88 m)
	Brick built mono-pitch stock shed (11.27m x 4.78m) Detached timber framed mono pitch two bay cart shed (9.14m x 6.39m)
	2 No Detached Galvanised Steel grain silos external diameter 4.57 m



Buildings Area	Approximately 1,665 m2					
Land Area and Back Cropping	Approximately 16.26 acres (6.58 Hectares) see schedule of areas and back cropping below:					
	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			
	Key: WW = Winter Wheat SUB = Sugar Beet SB = Spring Barley					
Services	Single phase mains electricity and mains water are connected to the buildings but there is no connection to mains or private drainage.					
	There is no mains water connected to the land.					

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	orting 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	The Tenant will be expected to farm the land and occupy the buildings in their own right and, subletting is strictly not permitted.			
	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.			
Term	5-year Farm Business Tenancy commencing on, the 11 th October 2023.			
Rent	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.			
	Rent will be payable by direct debit in arrears on the 6 th April and the 11 th October throughout the term, with the first payment of rent due on the 6 th April 2024.			
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.			

