**TO LET**

**Capel St Mary – Boydland Farm**

<table>
<thead>
<tr>
<th>Location</th>
<th>Old London Road, Capel St Mary, Ipswich IP9 2UX</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>The holding extends to approximately <strong>178.58 acres (72.27 Hectares)</strong> including a house, buildings and arable and grass land in a ring fence and is shown edged in red on the letting plan. The principal set of farm buildings and the farmyard is located near the farmhouse and to the south of Old London Road. The secondary set of buildings is located at the end of a hard- surfaced farm track, these buildings are shown edged in blue on the letting plan. The land has been used for mixed farming purposes and has been subject to a Higher-Level Stewardship scheme which expires on 30/09/2020.</td>
</tr>
</tbody>
</table>
**Area and Back Cropping**

Approximately **178.55 acres (72.25 hectares)** see schedule of areas below:

<table>
<thead>
<tr>
<th>Field No</th>
<th>Acres</th>
<th>Hectares</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>NG 8935</td>
<td>99.55</td>
<td>40.2889</td>
<td>SW&amp;PO</td>
<td>WW &amp; SO</td>
<td>WW &amp; SO</td>
</tr>
<tr>
<td>NG 4636</td>
<td>5.64</td>
<td>2.2839</td>
<td>PG</td>
<td>PG</td>
<td>PG</td>
</tr>
<tr>
<td>NG 4659</td>
<td>8.36</td>
<td>3.3824</td>
<td>PG</td>
<td>PG</td>
<td>PG</td>
</tr>
<tr>
<td>NG 6886</td>
<td>21.61</td>
<td>8.7429</td>
<td>WB</td>
<td>SB</td>
<td>PO</td>
</tr>
<tr>
<td>NG 7109</td>
<td>2.74</td>
<td>1.1070</td>
<td>WB</td>
<td>SB</td>
<td>PO</td>
</tr>
<tr>
<td>NG 4805</td>
<td>16.18</td>
<td>6.5504</td>
<td>WB</td>
<td>SB</td>
<td>PO</td>
</tr>
<tr>
<td>NG 4784</td>
<td>6.15</td>
<td>2.4896</td>
<td>PG</td>
<td>PG</td>
<td>PG</td>
</tr>
<tr>
<td>NG 5580</td>
<td>0.23</td>
<td>0.0943</td>
<td>PG</td>
<td>PG</td>
<td>PG</td>
</tr>
<tr>
<td>NG 5177</td>
<td>0.13</td>
<td>0.0541</td>
<td>PG</td>
<td>PG</td>
<td>PG</td>
</tr>
<tr>
<td>NG 3773</td>
<td>10.85</td>
<td>4.3895</td>
<td>PG</td>
<td>PG</td>
<td>PG</td>
</tr>
<tr>
<td>NG 2485</td>
<td>2.06</td>
<td>0.8346</td>
<td>PG</td>
<td>PG</td>
<td>PG</td>
</tr>
<tr>
<td>NG 1879</td>
<td>1.04</td>
<td>0.4222</td>
<td>PG</td>
<td>PG</td>
<td>PG</td>
</tr>
<tr>
<td>NG 1283</td>
<td>1.41</td>
<td>0.5690</td>
<td>PG</td>
<td>PG</td>
<td>PG</td>
</tr>
<tr>
<td>NG 6114</td>
<td>0.95</td>
<td>0.3869</td>
<td>PG</td>
<td>PG</td>
<td>PG</td>
</tr>
<tr>
<td>House, Buildings, Yards &amp; Tracks</td>
<td>1.68</td>
<td>0.68</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

**TOTAL:** 178.58 72.27

**Key:**
- SW = Spring Wheat
- PO = Potatoes
- SB = Spring Barley
- WW = Winter Wheat
- PG = Permanent Grass
- SO = Spring Oats
- WB = Winter Barley

**House**

Semi-detached two-storey mid 1950's house, brick cavity walls under a tiled roof, oil fired central heating, mains electricity, mains water (metered) with foul drainage to a septic tank.

The ground floor has an entrance hall, 2 reception rooms with open fires a dining room, kitchen, larder, utility room/Wc, rear lobby and Conservatory. On the second floor are 3 bedrooms, a bathroom and master bedroom with en-suite bathroom.

**Council Tax Band**

Band C 2019/20 Annual Charge: **£1,553.96**
<table>
<thead>
<tr>
<th>Buildings</th>
<th>Principal Farm Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Single Storey Storage Building</strong> – Brick walls under a pitched roof clad with asbestos cement roof sheets – 27.65 m x 10.28 m (2.74 m eves height)</td>
<td></td>
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<tr>
<td><strong>Attached covered yard</strong> – timber framed with timber and asbestos cement clad walls under a mono pitch roof clad with asbestos cement roof sheets - 25.89 m x 8.2 m</td>
<td></td>
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<tr>
<td><strong>Detached Implement shed</strong> – Timber framed with brick dwarf walls and plastisol sheeting to eves under mono pitch roof clad with asbestos cement roof sheets - 10.36 m x 8.2 m</td>
<td></td>
</tr>
<tr>
<td><strong>Detached Grain Store</strong> – Steel Framed with internal grain walling and external plastisol cladding to eves under a pitched roof clad with fibre cement roof sheets – 18.28 m x 12.18 (5.48 m eves height)</td>
<td></td>
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<tr>
<td><strong>Secondary Farm Buildings</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Single storey storage building</strong> – brick walls under a pitched roof clad with asbestos cement roof sheets – 27.65 m x 10.28 m</td>
<td></td>
</tr>
<tr>
<td><strong>Total Area of Buildings</strong></td>
<td><strong>1088.37 m²</strong></td>
</tr>
<tr>
<td>Access</td>
<td>The farmhouse, yard and principal farm buildings are accessed directly from Old London Road, Capel St May. The land and secondary farm buildings are accessed from a hard-surfaced farm track leading south from London Road, Capel St Mary.</td>
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<tr>
<td>Services</td>
<td>There is a 240v single phase electricity supply to the buildings, but no mains water is connected to the buildings. There is no mains water to the land and no water abstraction/irrigation licence is available.</td>
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<tr>
<td>Boundaries</td>
<td>The land is currently unfenced but there are boundary and internal hedges.</td>
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<tr>
<td>Term</td>
<td>5-year Farm Business Tenancy commencing on the 11th October 2020.</td>
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<tr>
<td>Rent</td>
<td>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.</td>
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<tr>
<td></td>
<td>Rent will be payable by direct debit in arrears on the 6th April and 11th October throughout the term.</td>
</tr>
<tr>
<td>Assignment</td>
<td>The tenant will be expected to farm the land in their own right subletting is strictly not permitted.</td>
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<tr>
<td></td>
<td>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.</td>
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<tr>
<td><strong>Sporting Rights</strong></td>
<td>Can be included by separate negotiation</td>
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<td>---------------------</td>
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<tr>
<td><strong>BPS Entitlements</strong></td>
<td>Approximately 70.69 hectares of BPS Entitlements are included in the letting.</td>
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<tr>
<td><strong>Sugar Beet Quota</strong></td>
<td>There is no sugar beet quota included in the letting.</td>
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<tr>
<td><strong>Soil Type</strong></td>
<td>Tendring – Deep often stoneless coarse loamy soil with areas of coarse and fine loamy over clay soils suitable for growing cereals, sugar beet and potatoes</td>
</tr>
<tr>
<td><strong>Land Grade</strong></td>
<td>According to the former MAFF land classification map the land is Grade 3 Agricultural Land.</td>
</tr>
</tbody>
</table>

**District Council** | Babergh District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX  [www.babergh.gov.uk](http://www.babergh.gov.uk)  Tel: 03001 234 000 |
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td><strong>Lotting</strong></td>
<td>Applications for the whole only are invited.</td>
</tr>
<tr>
<td><strong>Assessment Criteria</strong></td>
<td>Applications will be assessed against the Suffolk County Council’s Corporate Priorities and Tenancy Selection Criteria, soil management proposals and the annual rent per acre offered.</td>
</tr>
<tr>
<td><strong>Viewing</strong></td>
<td>A viewing day will be held for one day only on <strong>Wednesday the 26th February 2020</strong> between <strong>10.00 am and 3.00 pm</strong>. Please note that the farmhouse will not be available for inspection on the viewing day.</td>
</tr>
</tbody>
</table>