



Land at Lower Radbourne Farm

| SOUTHAM, WARWICKSHIRE

| **Carter Jonas**

LOWER RADBOURNE FARM SOUTHAM WARWICKSHIRE CV47 1NH

Two lots of mixed agricultural land for let.

The land at Lower Radbourne Farm comprises two lots; Lot 1 extends to 165.26 acres showed shaded orange on the plan, Lot 2 extends to 153.07 acres showed shaded purple on the attached plan. Both lots include a mixture of fallow arable land and pasture. Classified as grade 3 land with loamy clayey soils. The boundaries are a mixture of mature hedgerow and stock proof fencing.

TENANCY AGREEMENT

To be let in two lots on a 2-year Farm Business Tenancy commencing 25th March 2023. A copy of the Farm Business Tenancy agreement is available to view upon request.

TENDER

If interested parties wish to submit a tender they must complete and sign the tender form attached, providing best and final offer of rent and return to Miss A Llewellyn, Carter Jonas, 2 Snowhill, Birmingham, B4 6GA no later than 12:00 noon on 19th December 2022.

VIEWINGS

A viewing day will be held on Monday 12th December 2022 to register for a viewing please email Angharad.llewellyn@carterjonas.co.uk. Viewing not permitted at any other times.

BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

The letting does not include BPS entitlements. The land is not currently subject to any agri-environment schemes.

SERVICES

There are no services connected to the Land.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

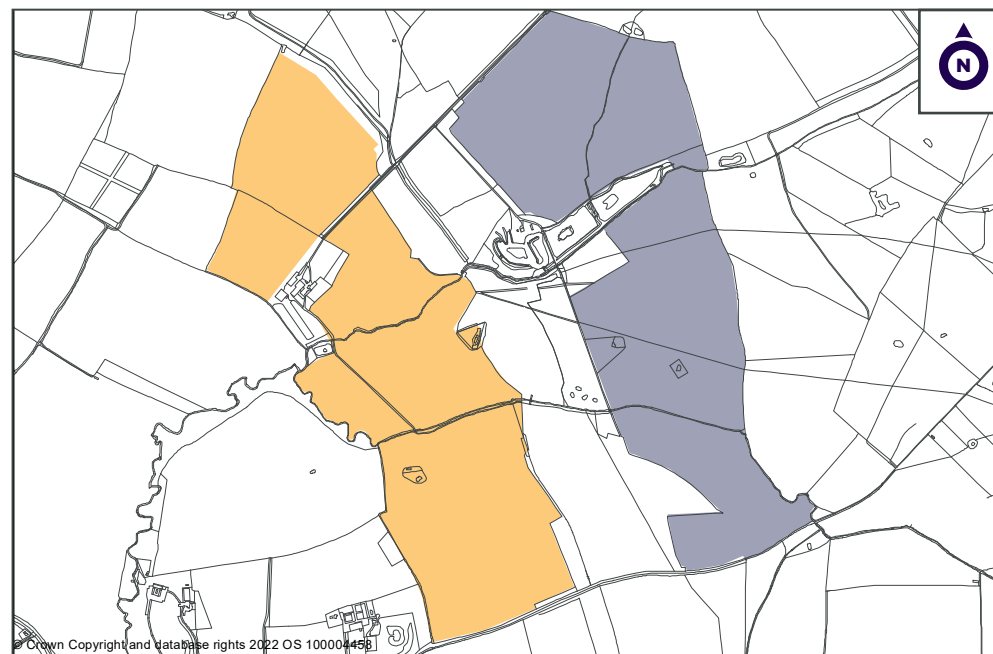
The land is to be let subject to the benefits of all wayleaves, easements, rights of way, covenants and restriction whether mentioned in there particulars or not.

CONDITIONS

The Landowner reserves the right not to accept the highest or any offer.

DIRECTIONS

From Daventry Road out of Southam take Welsh Road East, after 2.8 miles the private road to Lower Radbourne Farm will be on your right. Continue along the private road for 1.5 miles before arriving at Lower Radbourne Farm.



MIDLANDS

07813 338 727 | angharad.llewellyn@carterjonas.co.uk
07826 890 927 | edward.beale@carterjonas.co.uk
2 Snow Hill Queensway, Birmingham B4 6GA

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



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TENDER FOR FARM BUSINESS TENANCY AGREEMENT

LOWER RADBOURNE FARM, LOWER RADBOURNE, SOUTHAM, WARWICKSHIRE, CV47 1NH

THIS FORM MUST BE RETURNED TO CARTER JONAS BY 12:00 NOON ON 19TH DECEMBER 2022

Two lots of agricultural land available to let under a 2-year Farm Business Tenancy (FBT) commencing 25th March 2023. You may tender for 1 or both lots. The FBT template can be requested prior to tendering. The land does not benefit from a mains water connection. Due to the land being left fallow for the last cropping year viewing is strongly recommended.

Lot 1 – Ring fenced block extending to 165.26 acres (66.88 Hectares) of predominantly arable land. The access from the main drive to this lot may be restricted at times due to construction works however alternative access can be sought off Banbury Road. See in particulars.

Lot 2 – Ring fenced block extending to 153.07 acres (61.95 Hectares) of predominantly arable land. See plan in particulars.

A viewing day will be held on Monday 12th December 2022 to register for a viewing please email Angharad.llewellyn@carterjonas.co.uk. Viewing is not permitted at any other times and is strictly via appointment.

Closing date for tenders 12:00 noon on 21st December 2022.

Please submit tenders as preference by email to Angharad.llewellyn@carterjonas.co.uk or post to:

Carter Jonas
C/o Miss A Llewellyn
2 Snowhill
Birmingham
B4 6GA

Name	
Address	
Proposed use/ farming proposals	
Lot 1 Tender (please state rent per acre)	
Lot 2 Tender (please state rent per acre)	
Contact telephone number	
Email address	

Signed

Dated

Please Note:

- No entitlements attached to the land
- The successful tender will be required to sign the Department for Transport standard Farm Business Tenancy Agreement
- Carter Jonas are not contractually bound to accept the highest or any offer
- No buildings are included in the letting
- Acreages may change slightly prior to tenancy commencement