



By Instruction of Buckfast Abbey Trust

Letting Particulars

TO LET BY TENDER

**56.83 acres (23 hectares) Of Land
to the east of Blackmoor Farm
Buckfast, Devon,
TQ13 7JN**

**On a Farm Business Tenancy for a term of 3 years
commencing 1st April 2024**

TENDER DEADLINE

**Tenders to be received by 5pm on
Thursday 7th March 2024**

**LETTING AGENTS
RENDILLS
13 Market Street
Newton Abbot
Devon
TQ12 2RL
Tel: 01626 353881
Email: land@rendells.co.uk**

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1. Location

The land is situated to the east of Blackmoor Farm, adjoining the main road that runs from Dartbridge, Buckfast to Peartree, Ashburton.

2. Directions

From Newton Abbot continue along the A38 Devon Expressway heading south towards Plymouth. Take the slip Road junction at Peartree, turn right onto the B3352 and continue over the A38 turning left at the Shell Filling Station and continuing along past the Dartmoor Lodge, Gages Farm on your left taking the second right up the lane, continuing for 600 yards following the lane around to the left where the double gates to the top northern fields known as Bungalow field can be found.

3. The Land

The land extends to around 56.83 acres (23 ha) in total. Currently in temporary short-term grass leys divided into three field parcels. The land is generally productive free draining land that has been cultivated and maintained.

The field boundaries are predominantly Devon hedge banks with some mature and semi mature trees interspersed, with stock fencing throughout.

The land benefits from a mains water supply that can be found in the southwest corner of Bungalow field, charges for which will be the responsibility of incoming Tenant and billing shall be quarterly from the Landlord.

There are no buildings on this land.

4. Services

4.1 Water

The land has the benefit from a mains metered water supply.

The incoming Tenant will be required to pay quarterly charges as billed by the Landlord.

5. Local Authority

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot TQ13 9JQ

Tel: 01626 832093

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot TQ12 4XX

Tel: 01626 361101

6. Tenancy Agreement

A fixed term tenancy agreement will be granted to the successful applicant from the 1st April 2024 on a Farm Business Tenancy for a term of three years. The rent will be payable quarterly in advance by bank standing order.

The cost of the preparation of the agreement is to be shared equally between the Landlord and the Tenant being £750 plus VAT, therefore £375 plus VAT payable by each party.

There will be no break clause.

7. Improvements

In the event of the incoming Tenant wishing to carry out improvements, at their own expense, the Landlords written permission will be required. The conditions of such permission being a matter of discussion at the time.

8. Dilapidations

Any dilapidations existing at the commencement of the tenancy are to be accepted by the incomer at his/her responsibility without any compensation being payable by the Landlords.

Rendells whose fees are to be shared equally between the Landlord and incoming Tenant, will prepare a photographic record of condition with accompanying notes within one month of the commencement

of the tenancy. The total cost of the photographic record will be £250 plus VAT and each party will therefore be responsible to pay £125 plus VAT upon completion of the record.

The Tenant's obligation will be to keep the holding in a good state of repair, provided that the Tenant on quitting the holding will only be liable for leaving the holding in grass ley and in no worse condition than which is stated in the record of condition.

9. Fixtures and Fittings

The incoming Tenant will be responsible to keep the stock fencing and gateways in good order, subject to the record of condition.

10. Basic Payment Scheme

The land is registered for the Rural Payments Agency's Basic Payment Scheme. No Basic Payment will be able to be claimed on the land by the incoming Tenant. The Tenant will have the right to apply for an Environmental Stewardship Scheme or Sustainable Farming Incentive (SFI) subject to the Landlords grant of permission.

11. Tenant Right Valuation

There will be no claims or counterclaims at the commencement of the tenancy.

12. Cropping

The land is to be cropped for arable or temporary grass ley use as determined in the Schedule contained within Appendix 2 attached to these particulars.

13. Shooting Rights

The shooting rights over the land will be reserved to the Landlords.

14. Inspection/Tender Timetable

Inspection of the land can be made at any time with these particulars in hand. The agents will be available for discussion and further explanation if required.

Please contact land@rendells.co.uk or telephone: 01626 353 881 reference JJ Bell MRICS FAAV.

Following the viewing on the land, applicants will consider their position and consult their professional advisors and submit their tenders by **12:00 noon on Thursday 7th March 2024** to Rendells, 13 Market Street, Newton Abbot, Devon. TQ12 2RL or email: land@rendells.co.uk reference land to the east of Blackmoor Farm, Buckfast.

A shortlist of applicants will then be decided, and all applicants will be informed as to whether or not their names have been shortlisted.

The Landlords and their agents reserve the right to visit any of the shortlisted applicants at a date to be determined following which references will be taken up and a decision will then be made as to the successful applicant. He or she will be informed of the decision as soon as possible and will be asked to sign the tenancy agreement within 10 days of acceptance.

The criteria to which a decision will be made will be:

1. The history and experience of the applicant.
2. The capital resources of the applicant.
3. The applicants proposed farm policy.
4. The rent offered.

It must be emphasised that the Landlords view each one of these criteria equally.

15. Errors

These particulars are intended to convey a fair description of the land and the tenancy proposed and while every effort has been made to avoid errors, no responsibility can be accepted for any inaccuracies.

16. Application and Tender

Applicants will be expected to tender on the basis of the form attached to these details and if their offer is accepted, to sign the tenancy agreement forthwith (as detailed above).

It is essential that the applicants give comprehensive details of themselves as follows:

1. History and experience
2. Details of family
3. Capital resources available
4. Proposed farm policy
5. Names, addresses and contact details of referees to whom the Landlords and Landlords agents can apply. The referees must have detailed knowledge of the applicant.
6. The rent per annum offered for the land as a whole which must be a specific value (i.e. offers such as £1 higher than the highest bid will not be considered). It is advisable that the sum tendered is an odd figure so as not to clash with other tenders.

Appendix 1
Schedule:

OS Number	Field No.	Description	Hectares	Acres
SX 7468	4701A	Bungalow Field	25.46	10.30
SX 7468	4701B	Twenty Acres	23.16	9.37
SX 7468	4971	Furzeleigh Orchard	8.22	3.33
Totals			23.00	56.83

WOODLAND
2.73 ha
6.84 acres

0.27 ha

BUNGALOW FIELD
4701A
25.46 acres

0.04

Sherwood

Priestland

River Ashburn

Mount

lanfin

1.81

KILN CLOSE WOOD
5.68 ha
14.03 acres

20.00 ha
49.71 acres

20.00 ha
49.71 acres

FURZELEIGH ORCHARD
4971
8.22 acres

BLAYNA FIELD
3.45 ha
8.59 acres
0.88 acres

CALF MEADOW WOOD

acres

10.11
25.11 acres

Tender Application For 56.83 acres (23 ha) of land to the east of Blackmoor Farm, Buckfast, TQ13 7JN

1. Personal Details:

NAME(S).....

ADDRESS:

.....

.....POSTCODE.....

TELEPHONE

Home..... Mobile.....

Email.....

Date of Birth:

Marital Status:

2. Farming Experience

Give details of training/qualifications; type of experience; location of experience (continue on a separate sheet if necessary)

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3. Present Farming Business

Give brief details of any existing farming business which you undertake including acreage, stocking and cropping and how you trade i.e. Sole Trader, Partnership etc. (continue on a separate sheet if necessary)

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4. Proposed Farming System For the 56.83 acres (23 hectares) of land to the east of Blackmoor Farm, Buckfast, TQ13 7JN

Summarise here your proposed stocking, cropping and farm policy. Any supporting budgets, cashflows and other documentation included should be listed here (continue on separate sheets if necessary).

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5. Finance

Summarise here your sources of finance to support your proposed farming system and cashflow.

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Estimate capital required and sources for proposed policy.

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Estimate of borrowing and sources for proposed policy.

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6. Any Other Relevant Information

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7. References

Bank Reference

Name & Address of Bank

.....

Name & Address of Manager Contact

.....

Account Name, Account No, Sort Code

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Name & Address of a person who can speak for your farming ability and experience

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.....

9. Informal Tender

Applicants are deemed to have read and accepted the terms of the proposed Tenancy as set out in the full letting particulars and draft Tenancy Agreement.

I tender the rent of £..... for all the land totalling 56.83 acres (23 ha) per annum

(in words.....Pounds)

for the 56.83 acres (23 hectares) of land to the east of Blackmoor Farm, Buckfast, TQ13 7NJ as inspected and according to the Conditions of Letting which I have read and in accordance with the terms of the draft Tenancy Agreement. If selected by the Landlord, I agree to take the Tenancy of the 56.83 acres (23 hectares) of land to the east of Blackmoor Farm, Buckfast, TQ13 7NJ in accordance with the particulars, from 1st April 2024.

Note: The rent tendered must be unqualified and not an escalating figure, nor a figure per acre or per hectare (a tender like £1.00 higher than the highest bid would not be acceptable).

I hereby certify that the above information is to the best of my knowledge correct.

Signature:

Date:

Name (print):

Please complete this form and return to:
Rendells, 13 Market Street, Newton Abbot, Devon. TQ12 2RL
Tel: 01626 353881, Email: land@rendells.co.uk

**By 12.00 Noon on Thursday 7th March 2024 in a sealed envelope marked
"Tender 56.83 acres (23 ha) of land to the east of Blackmoor Farm, Buckfast, TQ13 7JN".**

