

Established



1816

By Direction of Messrs JJ Palfrey & Co

Letting Particulars

**Kingston Farm
Dittisham
Dartmouth
Devon
TQ6 0JB**

**Range of Modern Farm Buildings, Yards
and Land extending in total to 357.97 Acres (144.86 Hectares)**

TO LET BY TENDER

**On a Farm Business Tenancy for a term of 5 years
commencing 29th September 2022**

**LETTING AGENTS
RENDELLS
57 Fore Street
Totnes
Devon
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1. Introduction

Kingston Farm is situated in an elevated position within the River Dart Area of Outstanding Natural Beauty with the port town of Dartmouth being approximately 4 ½ miles to the south-east.

Kingston Farm lies within a mile of the A3122 Dartmouth trunk road, which connects to the A381 Totnes to Kingsbridge Road. The farm has been farmed by the present owners for more than 50 years as a productive arable and grassland farm with sheep, cattle and dairy enterprises, although milk production has recently ceased.

Tenders are invited for this substantial mixed farm, which is being offered to let as a whole the more modern farm buildings, yards and land extending in total to 357.97 acres (144.86 hectares) from the 29th September 2022 on a five year Farm Business Tenancy.

The present owners are retiring from farming and will be taking the Rural Payments Agency's Lump Sum Exit Scheme Payment.

2. Location

The farm is situated within the parish of Dittisham being approximately 1 mile to the south-west of the village and approximately 13 miles to the south of the market town of Totnes and a similar distance from the estuary town of Kingsbridge.

3. Directions

From Totnes take the A381 Kingsbridge road heading south up the bypass out of the town. Stay on this road for approximately 6 miles and after passing through Halwell take the next left just past Totnes Cross Filling Station turning onto the A3122 Dartmouth road. Stay on the Dartmouth road for approximately 4 miles and at the Sportsmans Arms Public House turn left following the signs for Dittisham for approximately 1 ½ miles, then turning left at Downton Cross. After approximately half a mile Kingston Farm Buildings will be found on your left hand side.

The main block of land is situated to the west of the road heading towards the farm buildings from the main road, extending out towards Capton and upwards towards East Cornworthy. There are also two other blocks of land, one to the north-east of the buildings, which is situated on the other side of the road and one to the north west of the next junction beyond the farm buildings. Please see location plan attached and identified as Appendix 2.

4. The Land

Kingston Farm extends in total to 357.97 acres (144.86 hectares). The farm is currently comprised of 200.57 acres (81.17 hectares) of permanent grass, 67.66 acres (27.38 hectares) of temporary grass leys, 76.53 acres (30.97 hectares) of arable, 10.13 acres (4.10 hectares) woodland and copse with the remaining 3.08 acres (1.25 hectares) being buildings, yards, tracks etc.

Kingston Farm is generally productive free draining land, which although having some steeper permanent pasture sections also has good more level arable land and various access points to the land from roads that adjoin and run through the farm.

The field boundaries are predominantly solid Devon hedge banks with some mature and semi mature tree growth interspersed, with stock fencing of varying quality to the majority of the boundaries.

The land benefits from both mains water and natural/stream water supplies. The buildings benefit from mains water and mains electric with the supplies separately metered and the charges for which will be the responsibility of the incoming tenant to correctly pay.

(Please see a farm plan of the holding identified as Appendix 1 and a schedule of the land use attached and identified as Appendix 3)

5. Farm Buildings

Kingston Farm Buildings directly adjoin the eastern side of the main block of the Kingston Farm land and comprise a range of modern type farm buildings and yards. (Not included in the tenancy are the 'C' shaped range of traditional stone barns which are less suitable for modern farming and are excluded from the tenancy).

All the other Kingston Farm Buildings are included which also includes the more modern farm building surrounded by the traditional stone barns.

NB Please note that Kingston Farmhouse and Kingston Farm Bungalow are not included.

1. Slurry Lagoon

The slurry is found to the north of the buildings and to the right hand side of the entrance track.

2. Covered Silage Clamp

90'0 x 60'0 (27.43m x 18.28m) and is constructed of a pre cast concrete frame.

3. Additional Silage Clamp/Covered Yard

45'0 x 27'0 (13.71m x 8.23m) lean to. This building is of steel frame construction and benefits from a concrete floor, block walks to approximately 4'0 (1.21m) in height with Yorkshire boarding above all under a sheet roof.

To the rear of the lean to lies a **21'0 x 45'0 (6.40m x 13.71m)** store.

4. Cubicle Building

70'0 x 90'0 (21.36m x 27.43m) six bay pre cast concrete frame building benefitting from a concrete floor with block walks to approx. 4'0 (1.21m) in height with Yorkshire boarding above. The northern elevation of the building benefits from sheet cladding above the block work, all under a sheeted roof. In front of these buildings lies a fully concreted yard area with a central feed passage.

5. Range of Storage Buildings

36'0 x 18'0 (10.97m x 5.48m) timber frame building benefitting from G.I. cladding to all elevations under a sheeted roof.

6. Traditional Stone Building

Adjoining the G.I. building is a traditional stone building being **27'0 by 27'0 (8.22m x 8.22m)** under a sheeted roof.

7. General Purpose Building

60'0 x 30'0 (18.28m x 9.14m) general purpose building with a 5'0 (1.52m) overhang. The building is a four bay metal frame building benefitting from a compacted earth floor, being open to the majority of elevations, with one bay being clad to the south-east. To the rear/south facing elevation the roof has solar array with 48 solar panels (12 KVA System).

8. Livestock Building

52'0 x 40'0 (15.85m x 12.19m) livestock building with a 5'0 (1.52m) overhang (this overhang along with the overhang of the adjoining general purpose building helps create a covered feeding area). The livestock building is a four bay metal frame building benefitting from block walls to approx. 5'0 (1.52m) in height with galvaprime above to the east and west elevations. The southern elevation benefits from Yorkshire boarding above the block work. To the rear/south facing elevation the roof has solar array with 60 solar panels (15 KVA System).

9. Workshop/Store

55'0 x 30'0 (16.76m x 9.14m) workshop a timber frame construction with G.I. cladding to all elevations with the benefit of a concrete floor under a sheeted roof.

10. General Purpose Building

45'0 x 27'0 (13.71m x 8.22m) three bay building of cast concrete frame construction under a sheeted roof. The building is open to all elevations.

11. Livestock Building

90'0 x 50'0 (27.43m x 15.24m) six bay livestock building of timber frame construction under a fibre cement roof and with the benefit of a concrete floor. With block work to approx. 2'0 (0.600m) in height with the majority of elevations having part galvanised and part Yorkshire boarding above. The building is open to the south elevation.

This building benefits from a 15'0 (4.57m) covered feed passage.

12. Livestock Building

90'0 x 30'0 (27.43 x 9.14m) livestock building of concrete frame construction under timber roof trusses, benefitting from block work and galvanised sheeting above most elevations being open to the south elevation. The building benefits from a water supply.

13. Open Silage Clamps

To the north of the above building are three open silage clamps. The three silage clamps extend to **120'0 x 35'0 (36.57 x 10.66m)**, **120'0 x 15'0 (36.57m x 4.57m)** and **60'0 x 12'0 (18.28m x 3.65m)** respectively.

14. Livestock Building

90'0 x 40'0 (27.43m x 12.19m) with a 90'0 x 20'0 (27.43m x 6.09m) lean to. Modern six bay livestock building of a pre cast concrete construction under a sheeted roof with blockwork walls to approx. 8'0 (2.43m) in height with corrugated sheet cladding above.

The building benefits from a water supply.

NB The range of traditional stone buildings within the courtyard opposite the modern livestock building are not included.

15. Milking Parlour

30'0 x 18'0 (9.14 x 5.48m). Herringbone parlour with eight milking units each side. (Parlour does not include all fittings as milking enterprise has ceased on the farm)

NB The above mentioned measurements are approximate

6. Services**6.1 Electricity**

The buildings benefit from mains electric and the use and supply will be the responsibility of the incoming tenant to register in the name and all charges arising from the supply will be the responsibility of the tenant to correctly pay.

6.2 Water

The buildings benefit from a mains water supply.

The land benefits from both mains and private/natural water supplies. The incoming tenant will be required to register the mains water supplies in the names and cover all invoices/charges relating to water consumed.

6.3 Drainage
Not applicable.

7. Local Authority

South Hams District Council
Follaton House
Plymouth Road
Totnes
Devon
TQ9 5NE
Tel: 01803 861234

8. Tenancy Agreement

A fixed term tenancy will be granted to the successful applicant from the 29th September 2022 on a Farm Business Tenancy for a term of five 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.

9. 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.

10. Dilapidations

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

Rendells whose fees are to be shared equally between the landlord and incomer, 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 £800 plus VAT and each party will therefore be responsible to pay £400 plus VAT upon completion of the record.

The tenants 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 no worse condition than which is stated in the record of condition.

11. Fixtures and Fittings

1. 16 Herringbone Parlour with meters, 16 clusters, 16 electronic feed augers, a Gascoigne Melotte MR 2000 computer system and fuse box.

NB The parlour has not been utilised fully since 2015 and some of the parlour parts are missing.

2. Galvanised Cattle Race with rubber sheeting and Crush with forcing gate to collecting yard and with collecting yard gates.
3. Quantity of rubber mats to weigh down silage clamp.
4. Shed Cubicles

NB The cubicles are the landlord's fixture. If the tenant wished to remove the cubicles this may be possible subject to the landlord's permission.

5. 15'0 metal yard gate attached to traditional farm buildings opposite cubicle buildings to block/gate track.
6. Hunt RBM 1000 Roller Mill and Hopper being single phase.
7. Cattle Brush attached to building adjoining main farm track.
8. 15'0 yard gate to southern end of farm track through buildings.
9. 6 x 15'0 barrier feeders, 9 internal guard gates, 4 x 15'0 barrier feeders and 3 yard gates in the livestock building to the south of the main silage clamps.
10. 15'0 metal yard gate

11. Solar Panels

NB The Solar Panels are the landlord's fixture. The tenant will have the benefit of any electricity produced from the panels that is required by them on the farm, however the landlord will receive the payments made for any surplus electricity sent to the grid.

12. Two 12'0 metal yard gates

13. Two further 12'0 metal yard gates

14. Pump House with WRAS filter and pump and related electrics and pipework located in OS6382.

NB The pump house is the landlord's fixture. It will be the tenant's responsibility to maintain the pump house. The pump house pumps both natural water supplies up to the farm reservoir which then feeds the field trough supply system by gravity. There is a stopcock to switch across from the natural water supply if it runs low to replace this with mains water, which is then pumped similarly to the reservoir and also then fed by gravity through the same pipework system.

15. Dirty Water Tank/Sewage System collects any run off from the yard/buildings.

NB It will be the tenant's obligation to empty and clean the tank.

12. Basic Payment Scheme

Kingston Farm is registered for the Rural Payments Agency's Basic Payment Scheme. The landlords will be claiming the Lump Sum Exit Scheme.

Kingston Farm is not currently entered into any Countryside Stewardship/Mid-Tier/Environmental Land Management Scheme Agreement. The landlords are agreeable to an incomer entering into such a scheme but their prior agreement as to the suggested options is required.

13. Tenant Right Valuation

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

14. Cropping

The land is to be cropped as determined in the Schedule contained within Appendix 3 attached to the rear of these details.

15. Shooting Rights

The shooting rights over the farm will be reserved to the landlords.

16. Farm Sale

The landlords will be holding a farm sale on Saturday 17th September 2022 and whilst they will do their best to leave any sale areas as tidy as possible there will be no claim by the incomer if any damage is left.

17. Inspection/Tender Timetable

Inspection of the farm can be made on Thursday 28th July 2022 between 10am and 4pm. The Agents will be at the farm on this day and will be available for discussion and further explanation if required.

Following the viewing on the farm, applicants will have until Thursday 11th August 2022 to consider their position and consult their professional advisors and submit their tenders by 5pm on Thursday 11th August 2022 to Rendells, 57 Fore Street, Totnes, Devon TQ9 5NL marked for the attention of M. J. Pedrick and clearly marked Kingston Farm Tender.

A short list 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 views each one of these criteria equally. The rent is not necessarily the most important consideration and the landlords reserve the right not to accept the highest or any tender if so wished.

18. Errors

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

19. Application and Tender

Applicants will be expected to tender on the basis of the form attached to the rear of 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 farm, 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.

APPLICATION FOR TENANCY OF KINGSTON FARM

1. Full name of Applicant:

2. Address:

.....

3. Tel:

4. Details of Family:

5. Previous experience and history of applicant Attached as Appendix 1

6. Bank Reference Attached as Appendix 2

7. Capital Resources Available Attached as Appendix 3

8. Proposed Farm Policy Attached as Appendix 4

9. Referees Attached as Appendix 5

FORM OF TENDER

**KINGSTON FARM
DITTISHAM
DARTMOUTH**

1. I hereby offer a rent of.....
..... (words) £..... per annum
for the tenancy of Kingston Farm, extending to 357.97 acres (144.86 hectares) or
thereabouts on the basis of tenancy agreement as inspected at the offices of Rendells.

2. In the event of my tender being accepted, I hereby undertake to enter into, sign and
complete the tenancy agreement for the farm which I have seen, inspected and
approve. I understand that no undertakings can be given that the highest tender will
necessarily be accepted, nor can any responsibility be undertaken for any travelling or
other expenses whatsoever incurred by me.

SIGNED:

NAME:

DATE:

Letting Particulars

Kingston Farm, Dittisham, Dartmouth, Devon TQ6 0JB

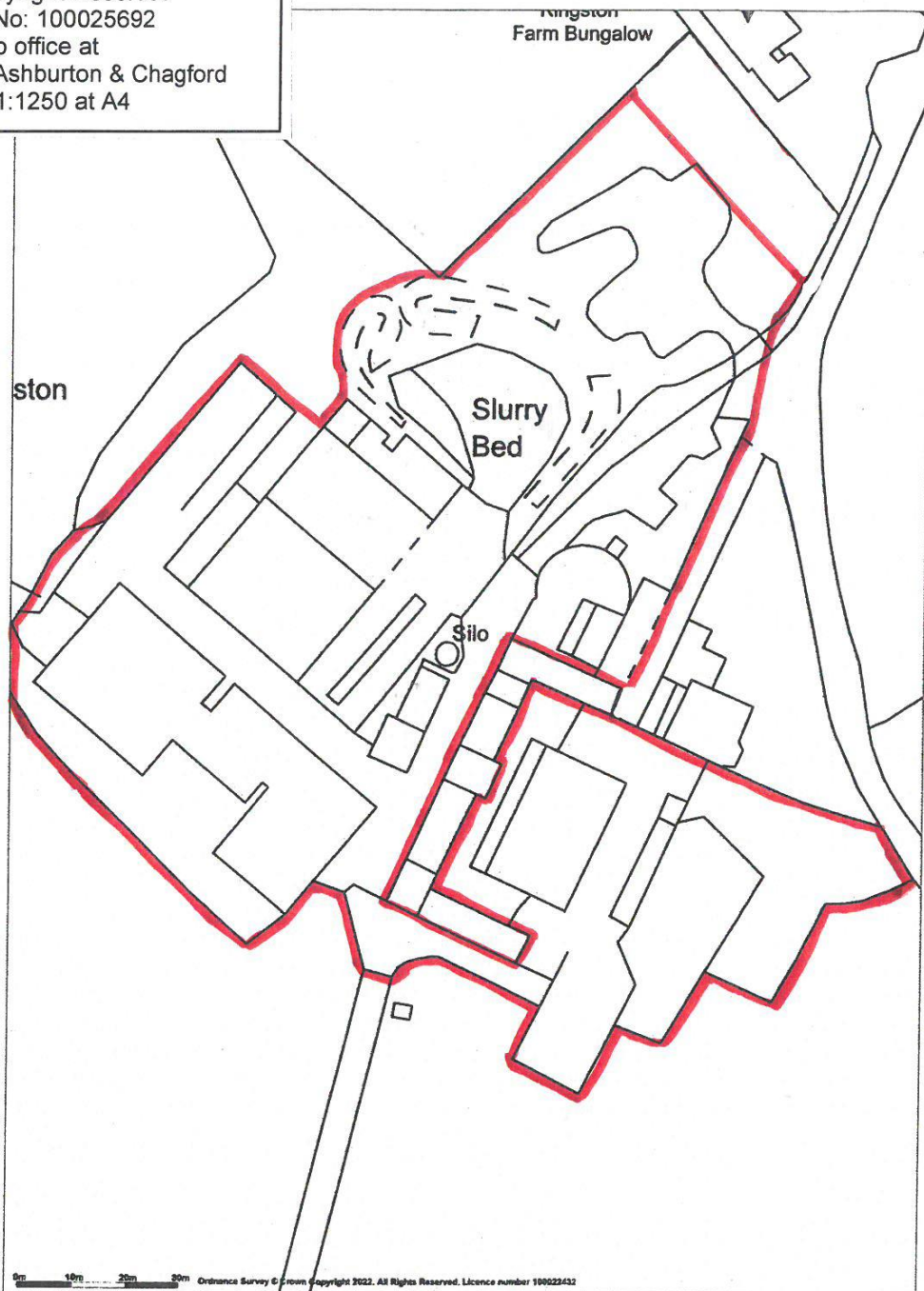


RENDALLS

**Totnes Rural Department
Kingston Farm, Dittisham, Dartmouth,
TQ6 0JB**

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Appendix 3: Schedule of Land

SX Number	OS Number	Description	Acreage	Hectarage
SX 8454	4063	Permanent Pasture	9.49	3.84
SX 8454	6366	Permanent Pasture	18.41	7.45
SX 8454	6644	Temporary Grass	7.02	2.84
SX 8454	6224	Temporary Grass	9.41	3.81
SX 8454	4634	Permanent Pasture	15.32	6.20
SX 8454	5410	Permanent Pasture	2.12	0.86
SX 8453	4793	Temporary Grass	9.96	4.03
SX 8454	3102	Permanent Pasture	13.64	5.52
SX 8453	3177	Arable	9.22	3.73
SX 8453	6382	Permanent Pasture	13.00	5.26
SX 8354	8550	Permanent Pasture	2.67	1.08
SX 8354	8333	Temporary Grass	12.87	5.21
SX 8354	9308	Permanent Pasture	11.69	4.73
SX 8454	1315	Temporary Grass	16.31	6.60
SX 8354	6637	Permanent Pasture	7.49	3.03
SX 8453	0684	Permanent Pasture	17.12	6.93
SX 8453	1562	Arable	8.38	3.39
SX 8453	0425	Arable	5.66	2.29
SX 8453	1408	Arable	6.13	2.48
SX 8453	3957	Arable	25.08	10.15
SX 8453	6365	Permanent Pasture	9.19	3.72
SX 8453	7963	Permanent Pasture	10.35	4.19
SX 8453	9142	Arable	12.92	5.23
SX 8453	9755	Arable	9.14	3.70
SX 8454	8744	Temporary Grass	12.08	4.89
SX 8454	8524	Permanent Pasture	18.93	7.66
SX 8554	0526	Permanent Pasture	16.51	6.68
SX 8354	7733	Woodland	8.55	3.45
SX 8354	6755	Woodland	1.58	0.64
SX 8454	4202	Scrub/Spring	0.27	0.11
SX 8454	1339	Permanent Pasture	12.38	5.01
SX 8454	8871	Permanent Pasture	17.52	7.09
SX 8454	7489	Permanent Pasture	4.74	1.92
Total Area:			354.89 Acres	143.62 Hectares

Appendix 4: Schedule of Buildings

SX Number	OS Number	Description	Acreage	Hectarage
SX8454	6109	Slurry Lagoon	0.12	0.048
SX8454	6107	Covered Silage Clamp	0.12	0.048
SX8454	5908	Additional Silage Clamp/covered yard	0.03	0.010
SX8454	5809	Store	0.02	0.008
SX8454	5707	Cubicle Building	0.14	0.056
SX8454	5904	Range of Storage Buildings	0.01	0.005
SX8454	5903	Traditional Stone Building	0.02	0.006
SX8454	5701	General Purpose Building	0.04	0.016
SX8454	5702	Livestock Building	0.05	0.019
SX8454	5602	Workshop/Store	0.04	0.014
SX8454	5603	General Purpose Building	0.03	0.010
SX8454	5304	Livestock Building	0.10	0.040
SX8454	5405	Livestock Building	0.06	0.024
SX8454	5508	Open Silage Clamps	0.15	0.060
SX8454	6201	Livestock Building	0.12	0.048
SX8454	6305	Milking Parlour	0.01	0.004
SX8454	5905	Yard	1.60	0.647
SX8454	5689	Farm Tracks	0.42	1.169
		Total:	3.08 Acres	1.25 Hectares