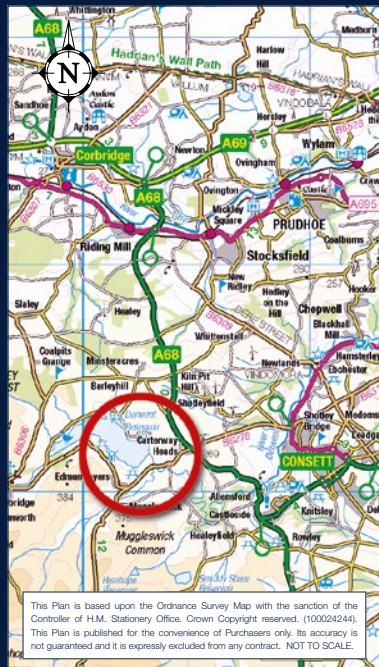




33 ACRES OF PASTURE ON THE EDGE OF DERWENT RESERVOIR

LAND AT DERWENT RESERVOIR, CONSETT, DH8 9TT
TO LET





The Land

- 33 acres of permanent pasture
- 4 fields
- Direct access to the B6278
- Suitable for silage
- Stock fenced

Location

The land is located approximately 7 miles West of Consett and approximately 11 miles South of Corbridge.

General Information

Tenure

The farm will be let on a 5 year Farm Business Tenancy from 1 December 2019. The agreement will be based on the Landlords precedent, a draft is available on request.

Headline terms of the FBT include

- 5 years from 1 December 2019
- Rent due half yearly in advance
- Three yearly rent review

Basic Payment Scheme

The Land (excl field No 6410) is registered with the Rural Payments Agency (RPA). The 2019 claim will have been made by the outgoing tenant and as such BPS can be claimed for the 2020 year. The Land will be let without entitlements (SDA) although the outgoing tenant is prepared to sell these at market value at the time of letting. It is assumed there are 12 SDA entitlements available.

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Schedule of Areas

Field Number	Total Area (ha)	Total Area (acres)	Land Type
NZ 0250 5589	6.37	15.73	Pasture
NZ 0251 6410	1.30	3.22	Pasture
NZ 0251 7807	3.07	7.58	Pasture
NZ 0250 3574	2.69	6.65	Pasture
Total	13.43	33.18	

Environmental Schemes

There are no environmental schemes currently in place on the land

Sporting Mineral and Timber Rights

The sporting, timber and mineral rights will be reserved but not exercised.

Fencing, Drainage and Boundary Maintenance

The existing fencing is considered stock proof and is to be taken over by the ingoing tenant who will be responsible for maintaining stock proof boundaries throughout the term.

Use

Use of the land will be restricted to that which is identified in the farming proposal section of the tender form; deviation from this will require Landlord's consent. The tenant will also be required to farm to the usual standards of good husbandry throughout the duration of the tenancy.

Rights of way, easements and wayleaves

The land is to be let subject to all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not. The Landlord will retain the benefit of all wayleave payments in respect of any apparatus situated on the land.

Method of Letting

The land will be let by informal tender. All tenders are to be submitted by the deadline as set out in the letting timetable and on the prescribed tender application form which is available on request. The owners do not bind themselves to accept the highest or any tender.

Timetable for letting

- Closing date for tenders – 14th October 2019 (12 noon)
- Interview for shortlisted applicants – 28th October 2019
- FBT to be signed by 11th October 2019'

Viewing

The land may be inspected at all reasonable times, on foot with a copy of these particulars.

Local Authority

Northumberland County Council

Contact Details

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Date of Information

Particulars prepared and photographs taken August 2019

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