



**ARABLE LAND TO LET  
ON A ONE YEAR FARM BUSINESS TENANCY**

Land at Seagrave, Leicestershire LE12 7GY

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182 Acres (73 Hectares) Approximately

Telephone: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)

 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# GENERAL

## Situation

The land lies to the north of the village of Seagrave off Paudy Lane, and is shown edged red on plan included in these particulars.

## The Holding

A schedule of the fields included in the letting is also attached with current crops identified for harvest 2019. There are no buildings.

## Basic Payment Scheme (BPS)

BPS entitlements will be allocated to the ingoing tenants for claiming in 2020. They will be leased to the incoming tenant at no additional cost for the term of the tenancy. At the end of the tenancy, they will revert to the landlord.



# THE LETTING

## Tenancy

A Farm Business Tenancy will be created for a fixed term from the 29th September 2019 to the 28th September 2020. Early entry may be arranged by agreement with the Landlord and entirely at the risk of the incoming tenant. Any costs will be paid by the incoming tenant.

## Tenantright etc

There will be no ingoing valuation, and the harvest 2019 straw will either be sold or chopped.

## Rent

This will be fixed for the term. The rent will be payable half yearly in advance on 29th September and 25th March in each year of the tenancy, the first payment to be made either on entry or 29th September 2019, whichever occurs first.

## Repairs and Improvements

The tenant will be responsible for maintaining the hedges, ditches, culverts, fences and gates, land drains and outfalls.  
No improvements without written Landlord's consent.

## Assignment

The tenancy will not be assignable.

## Sporting Rights

All sporting rights are reserved to the Landlord.

## Agreement

The tenant will sign the tenancy agreement before entry on to the holding and will be responsible for half of the costs of preparing and stamping the agreement.

## Viewing

The holding may be viewed by appointment only. Please call Ben Shouler on 01664 560181 option 2.

## Tenders

All tenders should be forwarded to the agents (County Chambers, Kings Road, Melton Mowbray, LE13 1QF) in a sealed envelope marked 'Tender for Land at Seagrave' by 12 noon on Friday 9th August 2019. The tendered rent should be the amount payable per acre per annum.

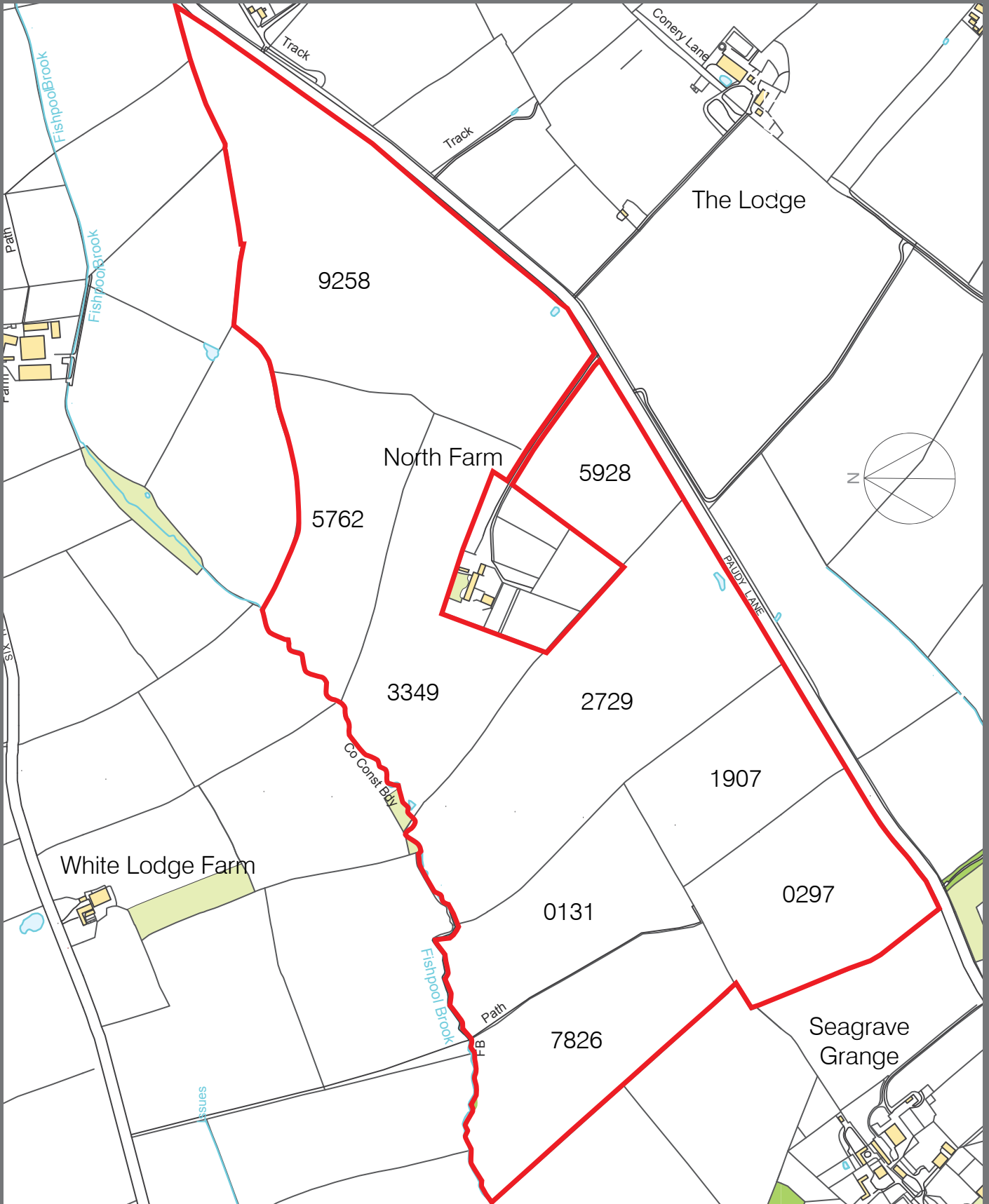
## PLEASE NOTE ALL AREAS ARE APPROXIMATE

Schedule	Field	Size Hectares	Size Acres	2019	2018	2017
SK6118	0297	7.05	17.42	W-WHT	W-OSR	W-WHT
SK6119	1907	4.99	12.33	W-WHT	W-OSR	W-WHT
SK6119	5928	3.84	9.49	W-OSR	W-WHT	W-OSR
SK6119	3349	8.11	20.04	W-WHT	W-OSR	W-WHT
SK6119	5762	6.54	16.16	W-WHT	W-OSR	W-WHT
SK6119	2729	13.15	32.49	W-OSR	W-WHT	W-OSR
SK6119	9258	16.69	41.24	W-OSR	W-WHT	W-OSR
SK6119	0131	5.96	14.73	W-WHT	W-OSR	W-WHT
SK6019	7826	7.30	18.04	W-WHT	W-OSR	W-WHT
		<b>73.63</b>	<b>181.94</b>			



Shouler & Son for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. All measurements mentioned within these particulars are approximate.
3. No person in the employment of Shouler & Son has any authority to make or give any representation or warranty whatsoever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
4. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact.



Telephone: 01664 560181 (Option 1)

[enquiries@shoulers.co.uk](mailto:enquiries@shoulers.co.uk)

Viewing by appointment only please

County Chambers,  
Kings Road,  
Melton Mowbray,  
Leicestershire LE13 1QF  
[www.shoulers.co.uk](http://www.shoulers.co.uk)

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