



Land at Kings Mill Farm, Marnhull, Dorset DT10 1NZ

To let by tender. A block of productive pasture and arable land extending to approximately 119.53 acres (48.37ha.) Offered as a whole or in up to 3 lots. TENDER CLOSING DATE: 12 NOON ON FRIDAY 6 SEPTEMBER 2024.



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- Offered on a 3-year Farm Business Tenancy
- Available as a whole or in up to 3 lots.
- Tender closing date:
12 noon on Friday 6 September 2024

Viewing

Viewing strictly by appointment with the
Yeovil Agricultural office on 01935 382909
Greg Ridout 07817 517467
George Russo 07494 588013



Introduction

The land is to be let on a Farm Business Tenancy Agreement, offered as a whole or in up to 3 lots. The land will be available to occupy on an initial term of 3-years commencing 29 September 2024.

The land offers local farmers a fantastic opportunity to expand their current farming enterprise by acquiring a good-sized block of grass and arable land which has been used predominantly for forage production in the past.

Please note there are no dwellings or farm buildings included and the Landlord will cut the hedges annually at their expense.

Permitted Use

Lots 1 & 3 - Arable land. If maize is to be grown, there will be a requirement of the crops having to be undersown or cover crops planted immediately post-harvest. A 3m margin is to remain around the boundary of 1093 and a 1.5m margin around 1060 & 3968.

Please Note: There will be a holdover by the Landlord to forage the current crop of maize.

Lot 2 – Grassland. Strictly no grazing of any livestock and to be used for forage production only. This can be reseeded if required. 4 fields (1031, 6987, 7769 & 7841) totalling 38.22ac (15.47ha.) of new leys (Italian Ryegrass) will be established by the vendor this autumn once the wholecrop cereals have been foraged. The vendor will reserve a right to access the fire site in field 8716.

Situation

Kings Mill is located to the south-west of the village of Marnhull, approximately 3 miles north of Sturminster Newton and 3 miles east of Stalbridge.

Directions

Lot 1 -2

From The Crown pub heading towards Sturminster Newton, turn right by St Gregory's Church onto New Street and continue for approximately 1.4 miles and the land will be found on either side of Cox's Hill.

Lot 3

From The Crown pub head out of the village heading towards Sturminster Newton for 0.7 miles before turning left onto Eastwell Lane. Continue for approximately 1 mile and the field will be found on the right-hand side, opposite the Marnhull Stone site.

The Land

The soil types are as commonly found in the area being Grade 3 slowly permeable seasonally wet, slightly acidic but base-rich loamy and clayey soil for Lots 1 & 2. Lot 3 is classified as Grade 3 shallow lime-rich soils over limestone. All land has good road access.

Tenancy

There will be a standard 3 yearly Rent Review Clause with the first possible review date being 29 September 2027.

Basic Payment Scheme and Stewardship Schemes

No entitlements are included in the sale. None of the land is currently entered into a Stewardship Scheme.

Services

Although there is mains water connected to the majority of the land, the tenant will not be permitted to use this.

Ingoing Valuation

There will be no ingoing valuation. The tenant is to contribute £250+ VAT per lot towards costs of the Schedule of Condition and preparing the Tenancy documents.

Wayleaves, Easements & Reservations

The property is let subject to, and with the benefit of, all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not.

Sporting Rights

All sporting rights, including pest control are reserved by the Landlord.

Additional Information

The tenant will not be permitted to assign, underlet or part with possession of the whole or any part of the interest. Each party shall bear their own costs in the preparation, approval, and completion of the Farm Business Tenancy

(FBT). The tenant shall be responsible for submitting the Stamp Duty Land Tax return and for the payment of any Stamp Duty Land Tax in respect of the FBT if chargeable.

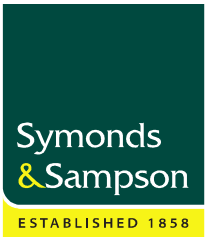
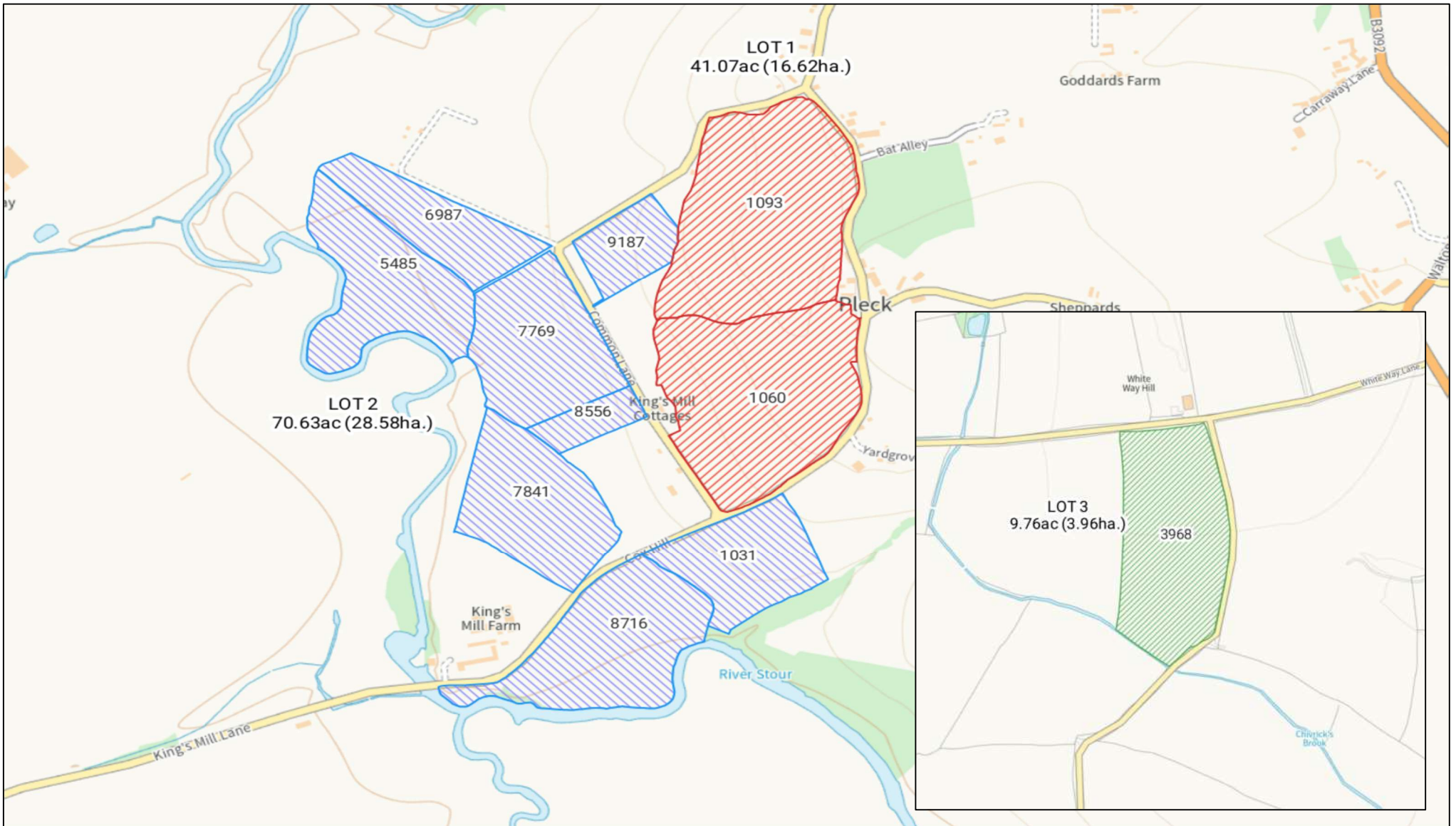
Tender

Tenders are to be submitted on the approved form and to arrive no later than 12 noon on Friday 6 September 2024 at the offices of Symonds & Sampson, 2 Court Ash, Yeovil, Somerset, BA20 1HG. The envelope should be marked "Land at Marnhull" or emailed to gridout@symondsandsampson.co.uk with "Land at Marnhull" as the subject.

Please note the landlord is in no way bound to accept any or the highest tender. As much detail as possible should be provided in the tender to allow the landlord to consider the quality of the proposal.

Schedule of Land

NGN	Area (Ha.)	Area (Ac.)	Land Use
Lot 1			
1093	8.60	21.25	Arable
1060	8.02	19.82	Arable
Total	16.62	41.07	
Lot 2			
1031	3.34	8.25	Grassland
8716	5.42	13.39	Grassland
7841	4.43	10.95	Grassland
9187	1.65	4.08	Grassland
6987	1.50	3.71	Grassland
5485	6.11	15.10	Grassland
7769	4.50	11.12	Grassland
8556	0.95	2.35	Grassland
Total	27.79	68.67	
Lot 3			
3968	3.96	9.79	Arable
Total	3.96	9.79	
TOTAL	48.37	119.53	



01935 382909

Symonds & Sampson LLP
 2 Court Ash, Yeovil, Somerset, BA20 1HG
 GRidout@symondsandsampson.co.uk
 www.symondsandsampson.co.uk

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