

TO LET

LAND AT FOSGROVE & BARTON GRANGE

- 89.80 acres (36.35 hectares) of productive arable land
- Flexible arrangement
- Available as a whole or in two lots
- Accessible location close to Taunton with good access
- Opportunity for either a new entrant or business to expand



INTRODUCTION

The Corfe Estate are seeking an operator to enter into either a Contract Farming Arrangement or Annual Cropping Licence on 89.80 acres (36.35 hectares) of arable land for an initial term of 5 years. This land is available either as a whole or two separate lots.

Our client will welcome applications from either new entrants or businesses looking to expand.

Proposals are sought by no later than 12 noon on 31 May 2024 to Sworders, Rumwell Hall, Rumwell, Taunton, TA4 1EL.

DESCRIPTION

The land extends to approximately 89.80 acres (36.35 hectares) as shown coloured red and blue on the attached plan and is classified Grade 3 under the Agricultural Land Classification Map for the South West Region.

Lot 1 – comprises approximately 53.63 acres (21.60 hectares), coloured red on the attached plan.

Lot 2 – totals approximately 36.44 acres (14.75 hectares), coloured blue on the attached plan.

The majority of the land is bounded by traditional hedges, it is described on Land Information System as slightly acid loamy and clayey soils with impeded drainage. The land is not located within a Nitrate Vulnerable Zone.

STEWARDSHIP

At present part of the land is within a Countryside Stewardship Mid-Tier agreement which runs until 31 December 2028, parcels 7042, 7555 and 9446 are subject to SW1 4–6 meter buffer strips on cultivated land. The land is also subject to AB1 (nectar flower mix 1.16 hectares) and AB9 (winter bird food – 1.2 hectares).

Further details are available on request. The landowner will retain the benefit of the stewardship agreement payments but with the operator responsible for the necessary operations to fulfil the requirements of the stewardship agreement.

CROP ROTATION

The land has been in the following crop rotation:

Year	Lot 1	Lot 2
2024	Winter Barley	Winter Barley
2023	Winter Wheat	Winter Wheat
2022	Maize	Oilseed Rape
2021	Winter Wheat	Winter Wheat
2020	Winter Oats	Maize

Our client is flexible over future cropping, including potential further use of stewardship schemes to generate income for the operator.

AGREEMENT

The land is offered as either a Contract Farming Agreement or Annual Cropping Licence for an initial term of 5 years, from the 01st October 2024 (early access after 2024 harvest may be available by negotiation). Precise terms will be subject to negotiation with the preferred bidder however template agreements for each option are available on request.

The successful operator will be responsible for managing and trimming hedges.

The Estate would also consider a herbage agreement should an operator prefer a grass based system.

SERVICES

No mains services connected to the land.

ACCESS

Both blocks benefit from direct road access large enough for modern machinery.

VIEWINGS

Viewings in person will be held by prearranged appointment only, unaccompanied viewings of the land are not permitted without approval made with Abbie Lewis in the Taunton office on 01823 426500 or Abigail.Lewis@Sworders.com.

PROPOSALS

Proposals are invited by no later than 12 noon on 31 May 2024. Information packs which include the application form, copy of the proposed agreement, plan, farm schedule and details of stewardship agreement can be obtained by contacting Abbie Lewis on Abigail.Lewis@Sworders.com or 01823 426500.

All proposals should be returned to Sworders, Rumwell Hall, Rumwell, Taunton, TA4 1E in a sealed envelope marked 'Corfe Estate'. The bid should be submitted using the application form providing the required information.

Our client is under no obligation to accept the highest, or any proposal.



DIRECTIONS

From Taunton follow signs for Taunton Racecourse, you will remain on the B3170 past the racecourse where you will take the second right onto Green Lane, continue along here for half a mile where you will come to Lot 1 on your right-hand side. The land will be identified by a Sworders Board.

To find Lot 2 you do not turn off onto Green Lane, instead continue until in the village of Corfe and proceed through the village until you see the former White Hart Inn, turn right just before the pub onto Pitminster Road and proceed along the road for 150 & 500 meters where the land will be located on your right-hand side identified by a Sworders Board.

WHAT3WORDS

Lot 1 – [nail.outwards.figs](https://www.what3words.com/nail.outwards.figs)

Lot 2 – [ridiculed.servers.messaging](https://www.what3words.com/ridiculed.servers.messaging)

PLAN

