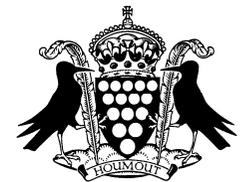




TO LET - STARTER/PROGRESSION FARM

HILL BARN FARM, LYDE, HEREFORD, HR4 8AB

DUCHY *of* CORNWALL



HILL BARN FARM, LYDE, HEREFORD HR4 8AB

- Well equipped farmstead with modern buildings and three bedroom half timbered farmhouse
- Approximately 225 acres (91 hectares). See plan on reverse
- Although previously run as a dairy farm, the farm is suitable as a mixed/livestock farm only and not for dairy
- Available to let as a new starter or progression unit on a 20 year Farm Business Tenancy from 29th September 2017, with a break clause actionable by both parties in year five and a break clause in year ten actionable by the tenant only
- Potential applicants are invited to contact the Hereford office in order to book a place on the viewing day, which will be held at Hill Barn Farm, Lyde, Hereford HR4 8AB on Tuesday 27th June 2017 from 10am to 3pm
- All viewings for the open day must be pre-booked and upon arrival, attendees must register with Duchy staff
- For further information please contact Charlotte Ibbs, Duchy of Cornwall, New Barn, Dewsall, Hereford, HR2 8DA. Telephone: 01432 356546. E-mail cibbs@duchyofcornwall.org
- Tenders to be received by noon on Monday 17th July 2017

Eligibility Criteria

We are looking for applicants with agricultural experience, who either require their first agricultural holding or are progressing from their current starter unit. Hill Barn Farm is to be farmed in its own right and not as an addition to an existing agricultural business. The holding is intended for applicants who will not have access to a family farm or similar in the future.

Where any doubt over eligibility may occur the onus is on the applicant to justify their eligibility to the Duchy of Cornwall and in all cases the final decision on eligibility will lie with the assessing panel.

Situation and Access

Hereford 2 miles, Leominster 10 miles, Worcester 27 miles (all mileages are approximate).

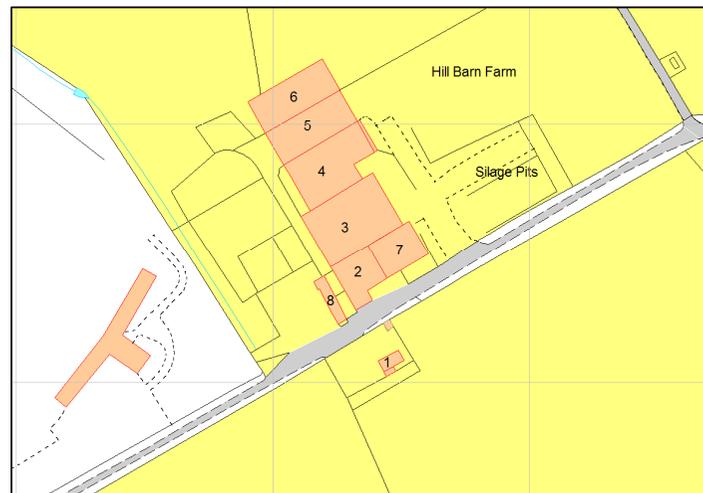
Hill Barn Farm is situated to the north of Hereford. From Hereford take A49 towards Leominster, after approximately 1 mile from the Starting Gate roundabout the turning for Hill Barn Farm is on the right hand side as shown by the Golf Driving Range sign.

Buildings

In addition to the three bedroom farmhouse there are a range of agricultural buildings as follows (all dimensions are approximate):



1	Farmhouse	
2	Former parlour	16m x 11m
3	7 bay steel portal frame building	32m x 24.3m
4	7 bay steel portal frame building with 5 bay lean to	31.6m x 13.7m Lean to 10m x 24m
5	7 bay steel portal frame building	31.6m x 13.7m
6	7 bay steel portal frame building	31.6m x 9.6m
7	4 bay steel portal frame building	18.5m x 14.2m
8	Single storey traditional building	20m x 4.4m



Farmhouse

Ground floor: Porch leading to sitting room (3.6m x 4.1m), kitchen (4.1m x 3.9m), bathroom (2.1m x 1.6m). **First floor:** Master bedroom (4.1m x 3.6m), bedroom two (3.8m x 2.0m), bedroom three (2.0m x 2.4m max)

Repairs, maintenance and obligations

The holding, including the farmhouse, will be let on standard Duchy of Cornwall Farm Business Tenancy terms under the provisions of the Agricultural Tenancies Act 1995 for a term of 20 years, with effect from 29th September 2017. A specimen copy of the agreement detailing the Duchy's standard terms of letting is available upon request, however, the Duchy of Cornwall reserve the right to amend the terms stated within the sample agreement. Whilst the terms and conditions of the Farm Business Tenancy are contained within the specimen document, a number of salient points are summarised below: 1. 60% of the rent for the holding will be subject to VAT at the standard rate. 2. The rent will be payable quarterly in advance. 3. Rent reviews for this holding will be undertaken every three years. 4. The Tenancy agreement will not be assignable and the Tenant will not be permitted to part with possession or sub-let any of the land or buildings for any purpose whatsoever. 5. The Tenant will be responsible for repairs and maintenance in accordance with the terms of the Farm Business Tenancy.

Services

The farm is served by both a private water supply and a mains supply. There are a number of drinking troughs over the land. There is a private drainage system serving the farmhouse. Single phase mains electricity serves the house with a three phase supply to the buildings. The farmhouse benefits from oil fired central heating.

Council Tax

The Council Tax band for the farmhouse is C, the 2017/18 cost being £1,480.23.

Boundary Maintenance (General)

The tenant of the holding will be required to maintain those boundaries, in their current condition, as shown with an inward facing 'T' mark on the farm plan contained within the tenancy agreement.

Dilapidations

The new tenant will receive any dilapidation monies due from the outgoing tenant in relation to the land. The total amount due shall be assessed by the landlord's and outgoing tenant's agents. The landlord will receive any dilapidation monies due from the outgoing tenant relating to the buildings and farmhouse and will implement a programme of repairs during the first year of the term.

Record of Condition

A record of condition associated with the farmhouse and agricultural land will be prepared by the Duchy prior to commencement of the tenancy and this will include the results of a soil analysis. Such information can then be utilised as a benchmark of the condition of the holding for use at the end of the agreement.

Reservations

The Duchy will reserve all timber, minerals, filming, sporting rights, easements, wayleave payments and the right to recover possession of the land for any residential or non-agricultural use.

Single Payment Scheme

We believe all eligible land has been registered for the purposes of the Basic Payment Scheme. No entitlements are included within the tenancy. The land is subject to a 2017 Basic Payment claim.

Tenant's Fixtures and Improvements

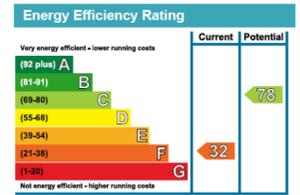
There will be no tenant's fixtures or improvements to take over in relation to the tenancy.

Tenant Right

The incoming tenant shall be required to pay the outgoing tenant for the customary tenant right matters, including but not limited to all growing crops, ensiled fodder, straw, tenant's pastures, unexhausted manurial value and residual manurial value that is on the holding at the commencement of the tenancy. The total amount payable for these matters shall be assessed by the landlord's and outgoing tenant's agents.

Agreement costs

The successful tenant will be liable for stamp duty and tax (if any) and the registration of the tenancy with the Land Registry. The cost of this can be obtained by visiting www.gov.uk/stamp-duty-land-tax/overview



Applications

Applicants are invited to tender a rent for the holding, which they believe their farming system and associated income will sustain, having regard to their own requirements and those of their business.

Tenders must be received by the Duchy of Cornwall, New Barn, Dewesall, Hereford, HR2 8DA by Noon on Monday 17th July, marked for the attention of Mrs Charlotte Ibbs. Tenders should be in a sealed envelope and clearly marked 'HILL BARN FARM'.

Applicants should provide:

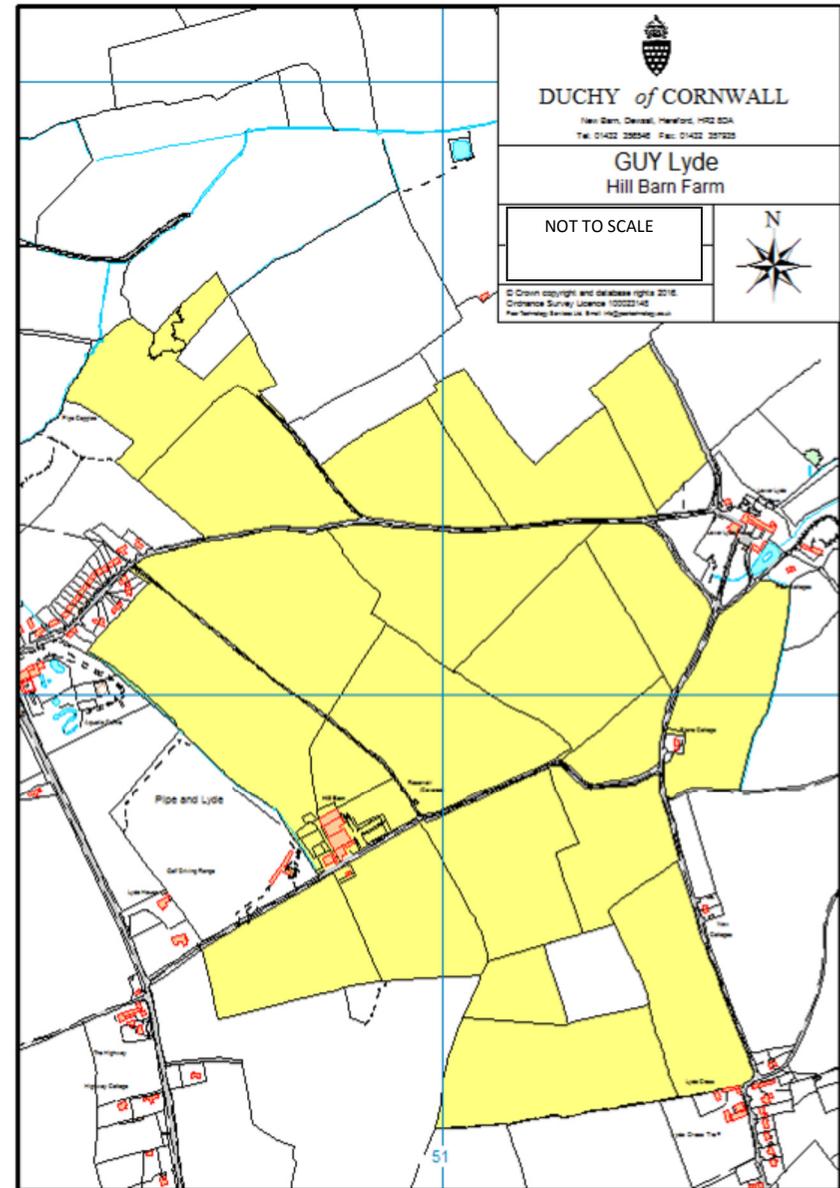
1. A completed tender form (attached) which will include details of three individuals suitable to provide references upon request. One from their present Bank Manager or Accountant and one from their current or previous Landlord's agent or indeed Landlord direct. The other should be a character reference from someone who is not a member of their family.
2. A full description of their farming experience, including qualifications.
3. Full details of their financial resources.
4. A summary of their proposed farming practice in relation to the holding including a business plan and budget over the first five years.

Having considered the tenders received the Duchy of Cornwall will compile a shortlist of applicants who will then be invited to attend an interview, to be held on Monday 24th and Tuesday 25th July.

The Duchy gives notice that:

These particulars are set out as a general outline only for the guidance of intending tenants. They do not constitute part of an offer of contract. The photos show only certain parts of the property as they appeared at the time.

All descriptions, dimensions, areas, plans, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending tenant should not rely on them as statement or representation of fact but merely satisfy themselves by inspection or otherwise as to the correctness of them. Particulars dated May 2017



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