

G HERBERT BANKS

EST. 1898

117.21 HA or 289.53 ACRES
OF MAINLY GRADE II ARABLE LAND

Little Witley & Shrawley
Worcestershire

Irrigation facilities available for Lots 1 & 2

Available to Rent on the Basis of a 5 Year Farm Business Tenancy

As a Whole or in 4 Lots

Nearest Postcode: Hurst Farm WR6 6LL
What3Words ///fried.flamenco.flips

BY INFORMAL TENDER

Tenders Close at Midday on Tuesday 26th August 2025

Viewing: At any reasonable time during daylight hours with letting particulars in hand
and having previously registered interest with the letting agent.



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

01299 896 968 | gherbertbanks.co.uk | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB



G Herbert Banks have been instructed by Arnold Farms to offer 117.21 ha or 289.53 acres of good quality arable land to be let on a 5-year Farm Business Tenancy commencing on 29th September 2025.

In addition, Hurst Farm House may be available to let with the land on the basis of an Assured Shorthold Tenancy for the term of the rental.

Also, there is a range of steel portal framed cattle sheds at Hurst Farm which may also be available.

The land has been divided into 4 separate lots, but could let as a whole, as follows:

Lot 1	9.26 ha	22.89 acres
Lot 2	84.23 ha	208.06 acres
Lot 3	7.91 ha	19.54 acres
Lot 4	15.81 ha	39.04 acres

Farmhouse

Hurst Farm House could be made available to the tenant of Lots 1 or 2 on the basis of a 5 year Assured Shorthold Tenancy, by separate negotiation.

A cropping schedule should be supplied with the Tender.

Irrigation facilities for Lots 1 and 2 will be available for the successful tenant who will be responsible for the cost of all water used.



SUMMARY OF HEADS OF TERMS

Commencement Date and Term

The Term will commence on 29th September 2025 for 5 years on a Farm Business Tenancy (FBT) expiring on 28th September 2030 although Lot 3 will be for a Term of 3 years. A template FBT can be provided.

Rent

The Rent will be as offered and accepted. The Rent will be payable half yearly in advance, the first payment being payable on or before 29th September 2025.

Rent Review

There will be no rent reviews for the duration of the term.

Break Clause

There will be no break right for either Landlord or Tenant during the term other than on the death of either.

Alienation/Subletting

Will not be permitted.

Outgoings

The successful applicant will be responsible for all outgoing in respect of the land.

Repairs and Maintenance

The successful tenants will be responsible for putting the holding in a good state of repair as agreed at commencement of the tenancy.

Hedges

The successful applicant will cut the hedges in autumn 2025 and annually thereafter.

Soil Health

The successful applicant will be expected to monitor, keep and improve the soil nutrient indices, health taken in 2025 with both parties sharing the cost (50:50) for soil testing at the start and at the end of the tenancy or as agreed. This would exclude standard soil testing carried out during the normal operation of the business.

Insurance

The successful application will be required to obtain appropriate Public Liability Insurance, Product Liability and Business Interruption Insurance for the duration of this agreement and provide evidence of such as and when requested.

Shooting Rights

The Well Bank Syndicate having the shooting rights. This involves 7 shooting days over the land.

Viewing

By prior appointment through the Agents G Herbert Banks 01299 896968.

Additional Information

The Landlord would consider the right of early entry for cultivations.

Professional and Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Informal Tender

Offers for the whole or individual lots are invited or should be sent to G Herbert Banks using the Tender Form provided by email. Applications must be received by noon on Tuesday 26th August 2025 in order to be considered.

The Landlord reserves the right not to accept the highest offer, or any offer made.

Lot 1 Land at Hurst Farm, Little Witley (green on plan)

To the north of the A4133 (Ombersley to Great Witley Road)

<u>SO No/NG No</u>	<u>Description</u>	<u>Hectares</u>	<u>Acres</u>
SO7963 7871	Arable	3.89	9.62
SO7963 9458	Arable	5.37	13.27
	Total	9.26	22.89

Lot 2 Land at Hurst Farm, Little Witley (blue on plan)

To the south of the A4133 (Ombersley to Great Witley Road)

<u>SO No/NG No</u>	<u>Description</u>	<u>Hectares</u>	<u>Acres</u>
SO7963 0337	Arable	8.94	22.09
SO7863 6125	Arable	5.05	12.47
SO7863 7408	Arable	5.02	12.40
SO7863 9514	Arable	5.64	13.93
SO7963 2433	Arable	3.92	9.68
SO7962 6277	Arable	16.07	39.70
SO7963 3104	Arable	7.97	19.69
SO7963 3531	Arable	3.99	9.85
SO7963 7325	Arable	10.40	25.69
SO8062 4598	Arable	2.87	7.09
SO8063 0624	Arable	9.97	24.63
SO8063 3917	Arable	4.39	10.84
	Total	84.23	208.06

Lot 3 Land adjacent to the Whitehouse, Little Witley (purple on plan)

To the south of the A4133 (adjacent to Lot 2 above)

<u>SO No/NG No</u>	<u>Description</u>	<u>Hectares</u>	<u>Acres</u>
SO7863 7269	Arable	7.91	19.54
	Total	7.91	19.54

Lot 4 Land Opposite the Lenchford (red on plan)

To the west of the B4196 Holt Heath to Shrawley/Stourport Road

<u>SO No/NG No</u>	<u>Description</u>	<u>Hectares</u>	<u>Acres</u>
SO8064 8111	Arable	8.13	20.08
SO8164 0423	Arable	6.24	15.41
SO8164 1837	Arable	1.44	3.55
	Total	15.81	39.04

Total area of the whole extends to 117.21 ha or 289.53 acres

TENDER FORM

FARM BUSINESS TENANCY FOR 5 YEARS

Part of Hurst Farm, Little Witley WR6 6LL
and Land Opposite The Lenchford, Shrawley

1. Personal Details

Name _____

Address _____

Telephone: Daytime: _____ Evening: _____ Mobile: _____

Email _____

2. Proposed Farming Activity for the Land

3. Proposed Rent for the Land

Lot 1 9.26 ha (22.89 acres) Part of Hurst Farm to the north of the A4133

Amount [*words and figures*] £ _____

Lot 2 84.23 ha (208.06 acres) Part of Hurst Farm to the south of the A4133

Amount [*words and figures*] £ _____

Lot 3 7.91 ha (19.54 acres) Adjacent to the Whitehouse (FBT for 3 years only)

Amount [*words and figures*] £ _____

Lot 4 15.81 ha (39.04 acres) Opposite The Lenchford, Shrawley

Amount [*words and figures*] £ _____

Lot 5 The Whole 117.21 ha (289.53 acres)

Amount [*words and figures*] £ _____

Signed _____ Dated _____

This form must be returned to:

ROBERT PARRY (marked '*Hurst Farm*')
G HERBERT BANKS
THE ESTATE OFFICE
HILL HOUSE
GREAT WITLEY
WORCESTER
WR6 6JP

By midday Tuesday 26th August 2025

Email: robertp@gherbertbanks.co.uk

[illegible]

Schedule			
Lot 1 Land to the Northeast of Hurst Farm 9.26ha (22.89ac)			
SO Number	Description	Hectares	Acres
SO7963 7871	Arable	3.89	9.62
SO7963 9458	Arable	5.37	13.27
	Total	9.26	22.89
Lot 2 Land to the South of Hurst Farm 84.23ha (208.06 ac)			
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SO7963 0337	Arable	8.94	22.09
SO7863 6125	Arable	5.05	12.47
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117.21 Hectares Or 289.53 Acres of Mainly Grade II Arable Land
For Rent by Tender

Lot 3

Lot 1

Lot 2

Lot 4

SO7863 7269

SO7963 7871

SO7963 9458

SO7863 6125

SO7963 0337

SO7963 3531

SO7963 7325

SO8062 0624

SO8063 3917

SO7863 7408

SO7863 9514

SO7963 2433

SO7963 3104

SO7962 6277

SO8062 4598

SO8064 8111

SO8164 0423

SO8164 1837

Shawley Brook

Little Witley

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