



LAND AT YALDING - TO LET

Near Maidstone, Kent, ME18 6EX

LAND AT YALDING

The Congelow Organic Educational Charitable Trust land at Yalding comprises four blocks of productive arable and grassland extending to 145.37 acres (58.83 hectares) in total. The land is offered for rent as a whole by informal tender. The Landlord is specifically looking to provide an opportunity for young farmers or new entrants. This land represents a fantastic opportunity.



INTRODUCTION

The land at Yalding is currently in a mixed arable rotation. A cropping schedule is available within the tender pack on request. The land extends to 145.37 acres (58.83 hectares) in total and is located in four blocks surrounding the village of Yalding.

The Landlord is specifically looking to encourage young or new entrants into the industry.

Applicants should consider sustainable farming practises when tendering for this property and the landlord would also encourage applicants that incorporated livestock grazing into their rotation.

LOCATION

The land is located directly south of the village of Yalding with one parcel located to the north east of the village, accessible via Lughorse Lane. Yalding is approximately 6 miles south of Maidstone and 10 miles north of Tunbridge Wells. The land is surrounded by open countryside with varying land uses including cereal crop production, horticulture, and livestock.

LAND

The land extends to 145.37 acres (58.83 hectares) of arable and grassland. At present approximately 127.88 acres (51.75 hectares) is arable with the remaining 15.49 acres (6.27 hectares) as permanent pasture. Each block of land is accessible from the public highway. The land is predominantly flat and is a combination of Grade 2 and Grade 3 on the Agricultural Land Classification Scale. The predominant soil type is Soilscape 22 being loamy soil with naturally high groundwater. For the avoidance of doubt the land is not Organic.

The arable land has been used to grow a variety of combinable crops, a full history of which is available. The permanent grass off Lughorse Lane is designated as permanent pasture and should remain as such throughout the tenancy. This land has not been managed for agricultural use for some time and will require improvement. The Landlord will ensure that this parcel is cleared and cover the cost of doing so to return it to agricultural production.

It is at the discretion of the tenant how livestock can be incorporated into the management of the remaining land. However, it should be noted that the Landlord will favour applications that show a desire to incorporate livestock into the management.

Across the land, the boundaries consist of a mixture of traditional boundary hedges, fencing and wet ditches.

The land is not stock proof, and the Tenant will be required to fence the parts of the holding required for livestock utilising Capital Grants. The Landlord will provide “top up” payments to cover any costs not recoverable by the grant funding.

The Tenant will be expected to maintain the fencing thereafter in a good and tenanted condition and be responsible for annual hedge cutting.

STEWARDSHIP SCHEMES

The land is registered with the Rural Payments Agency and the Tenant will be able to apply for any relevant stewardship scheme including Countryside Stewardship and the Sustainable Farming Incentive subject to prior approval from the Landlord.

TENURE

The property will be let under a Farm Business Tenancy with terms set out under the provisions of the Agricultural Tenancies Act 1995. The initial fixed term will be 10 years starting on the 29th September 2023. The use of the land will be strictly limited to agricultural purposes only. A copy of the draft heads of terms for the FBT are available within the tender pack on request.

RIGHTS OF WAY / EASEMENTS

The land is let subject to all existing rights of way, easements and wayleaves which the tenant will adhere to. The landlord reserves the right to grant any new wayleaves or easements where necessary and with the benefit reserved to the landlord.

SPORTING RIGHTS

All sporting rights are reserved by the landlord. In practise these are not exercised.

THE APPLICANT

We are seeking an enthusiastic farmer to take on this land to extend their current operation or provide a stepping stone into the industry. The Landlord encourages younger generation farmers to apply. The successful applicant will be respectful and understanding to the wider aims and objectives of the Landlord in relation to the management of the holding.





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VIEWINGS

All interested applicants wishing to view should register their interest with **Charlotte Pearson Wood on 01892 509280 or by email at c.pearson.wood@batchellermonkhouse.com.**

Viewings will be unaccompanied and should be conducted within daylight hours.

We ask that you be as vigilant as possible when making your inspection for your own personal safety.

TENDERS

A Tender pack is available on request from the agents.

Tender applications must be accompanied with the appropriate signed application form to:

Charlotte Pearson-Wood, Batcheller Monkhouse, 1 London Road, Tunbridge Wells, Kent, TN1 1DH or by email to: c.pearson.wood@batchellermonkhouse.com

All tenders must be received no later than **Monday 3rd July 2023 at 12 noon** marked Private and Confidential – Yalding Land Tender.

No Tender application after this date will be considered.

The Landlord will collate a shortlist of applications and those will be invited to interview on a mutually convenient date.

Second interviews and/or farm visits to the applicants currently holding may be required.

VIEWING ARRANGEMENTS:

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NOTE:

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 Land App



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