

LAND TO LET

Nettleden, Nr Great Gaddesden, Hertfordshire

BRIGGS & STONE
land & property consultants



- **17.59 Hectares (43.46 acres) of grassland available to let**

- **Located on the edge of the Chilterns AONB**

Location

The land is located off Pipers Hill, to the north of the hamlet of Nettleden and south of the village of Great Gaddesden, equidistance between Berkhamsted and Hemel Hempstead. The nearest postcode is HP1 3DQ.

Please see the location plan below for further information.

Description

The land comprises approximately 17.59 hectares (43.46 acres) in total, divided into 3 parcels as set out in the table below.

No.	Hectares	Acres	Use
2100	10.293	25.43	Grass
1685	4.015	9.92	Grass
4500	3.282	8.11	Grass
Total	17.59	43.46	

The land is enclosed with a combination of fencing, hedges and ditches and divided into two enclosures.

The land was farmed under a tenancy as arable for many years, but more recently in the last 5 years it has been down to grass and has been used for sheep grazing and hay/silage.

As well as producing commercial grass and previously arable crops, it is anticipated that the land would suit inclusion with an Agri-Environment Scheme. The Landlord would support this and grant consent for such use, but this is not a prerequisite for the letting. It will be a requirement that all of the land is kept in active management. The Landlord would also support a return to arable cropping if desired.

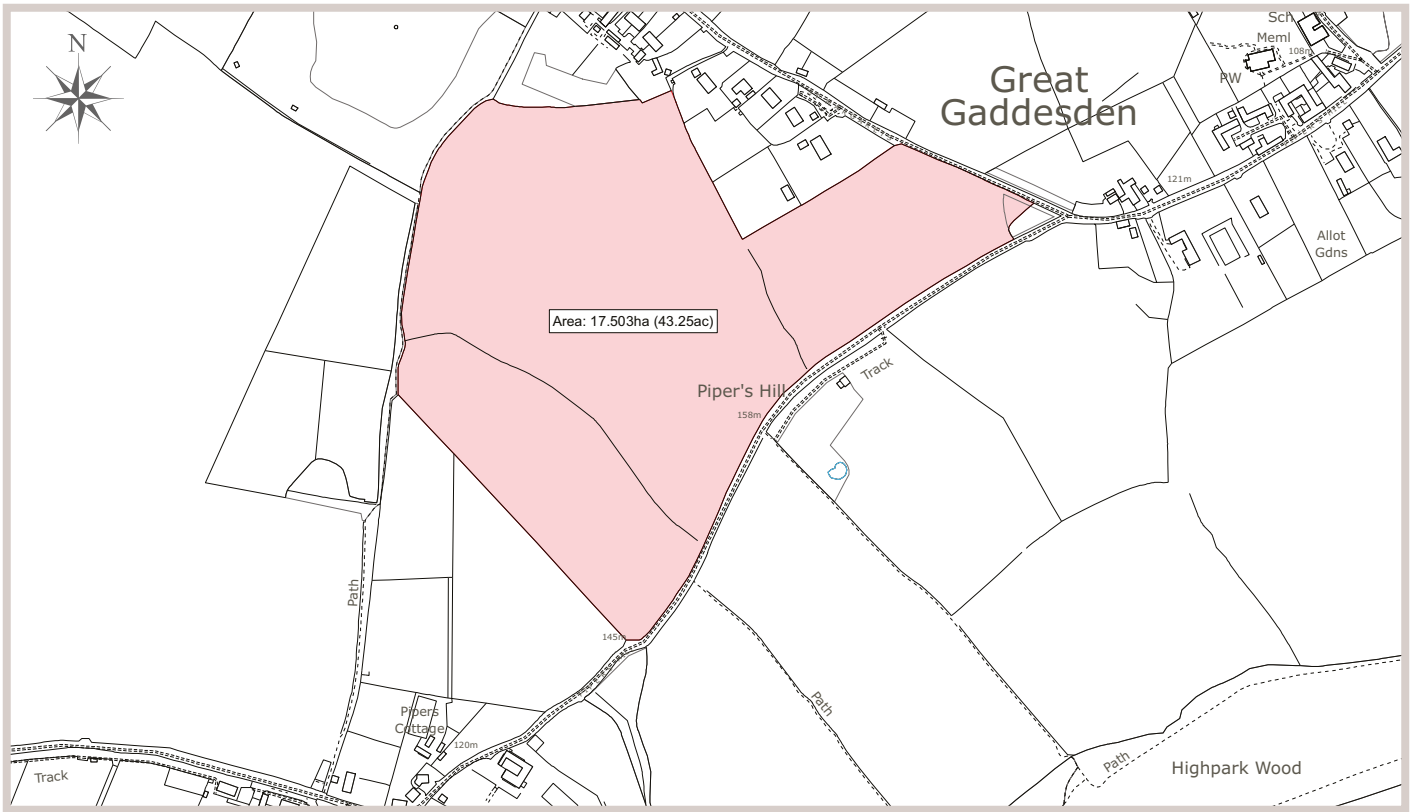


Terms of Agreement

The land will be let under a Farm Business Tenancy and may be used for either arable or grass production purposes.

Key terms of the tenancy are set out below:

- The terms of the tenancy will be 3 years.
- Anticipated start date: 01 October 2024
- The Tenant will be permitted to enter Sustainable Farming Incentive and Countryside Stewardship Agreements, subject to complying with scheme rules relating to management control.
- Proposed Countryside Stewardship Agreements will require prior approval by the Landlord.
- The Landlord will reserve rights over the land.
- The Tenant will be required to establish and monitor soil conditions and to yield up the land at the end of the tenancy in at least the same condition as at the start of the tenancy.



General Information

Regenerative Agriculture & Environmental Responsibility

The Landlord is a supporter of regenerative and environmentally responsible farming methods will be viewed positively.

Agri-Environment Schemes

The land is not currently included in any Agri-Environmental Schemes.

Access & Services

Access to the land is available at a single point from the public highway on Pipers Hill. There are no services connected to the land, but water may be available close by.

Easements, Wayleaves & Rights of Way

A public footpath crosses the land. The Tenant will be required to ensure this is kept in the condition required.

Date

June 2024.

Invitation To Tender

The Landlord seeks tenders from prospective tenants for a Farm Business Tenancy; a tender form is attached.

A copy of the draft tenancy, upon which terms the land will be let, is available on request.

Please complete and return the tender form as directed thereon, on or before 12 noon, 5th July 2024. It is anticipated that the tenancy will be awarded during the following week ending, with documents signed during the week ending 6th September 2024.

Early entry may be available to the incoming tenant prior to 1st October 2024.

Viewings

Viewings are by prior appointment only. For further information please contact Edward Briggs.

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