

HENRY ADAMS

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agricultural

Land being part of Stakers Farm Yapton, Arundel, West Sussex



SITUATION

Stakers Farm extends to 103.35 Ha or thereabouts (255.38ac), includes grain storage facilities and is made up of four separate areas with three of them being located to the north and north-west of Yapton and the southern block being located to the south-west of Yapton.

DIRECTIONS

From Fontwell take the A27 in an easterly direction and after one mile turn right on the B2132 towards Yapton. Pass over the railway line and after passing the school on the right hand side, the entrance to Stakers Farm (Lot 1) can be found on the right hand side opposite The Yew Tree Nursing Home

METHOD OF SALE

The land will be sold by private treaty as a whole or in separate lots. If any prospective purchaser is interested in a variation to what has been suggested they should make contact with the selling agent.

VIEWING

Lots 2, 3 and 4 can be viewed during reasonable daylight hours with a copy of the sale particulars. In relation to Lot 1 we would ask that this be undertaken by appointment with the vendor's sole selling agent (contact Simon Lush).

TENURE & POSSESSION

The land is offered freehold and vacant possession will be given upon completion. The Purchasers will require some holdover in relation to the storage of peas until the end of February 2011.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

Lot 1 will be granted a Right of Way from the B2132 past Stakers farm house in order to gain access to the grain buildings. Further details are available from the selling agent. We have also marked the approximate position of the existing access points and the public footpaths that cross the land.

LOCAL AUTHORITIES

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF Tel: 01903 737500

West Sussex County Council
County Hall
West Street
Chichester
West Sussex
PO19 1RL Tel: 01243 777100

OVERAGE PROVISION

It is proposed to impose an overage provision over part of Lot 1 being OS No 5574 and Lot 4 whereby for the next 25 years the owners will retain 40% of the uplift in the net increase in value of the land if planning consent is granted for a residential or commercial use. This does not include any structure that is erected for the enjoyment of the land.

TENANT RIGHT MATTERS

All Tenant Right matters will be included within the purchase price.

ENTRY LEVEL SCHEME

The land has been entered into the Entry Level Scheme which presently runs from the 1st January 2008 to the 31st December 2012. Further details are available from the selling agent.

SOILS

The majority of Lot 1 and part of Lot 2 and all of Lot 4 indicate that they are made up of Hook Series, being a deep, stoneless, well drained silty soil and are classed as Grade 1 under the Agricultural Land Classification. The remainder of Lot 2 and most of Lot 3 are Parkgate Series and are classed as Grade 2 under the Agricultural Land Classification. The brook land being part of Lot 3 is Newchurch Series being a deep, stoneless, calcareous clay soil affected by ground water and is classed as Grade 3.

SINGLE FARM PAYMENT

The land has been registered and an annual Single Farm Payment has been claimed. As part of the purchase price it is intended to transfer units on the following basis:

Lot 1 23.46 units of Normal Non SDA Entitlements @ €331.91 and 2.04 units of Normal Non SDA @ €190.47
Lot 2 30.57 units of Normal Non SDA Entitlements @ €331.91 and 2.66 units of Normal Non SDA @ €190.47
Lot 3 33.08 units of Normal Non SDA Entitlements @ €331.91 and 2.88 units of Normal Non SDA @ €190.47
Lot 4 6.99 units of Normal Non SDA Entitlements @ €331.91 and 0.46 units of Normal Non SDA @ €190.47
(Please note that the 2009 values have been shown)

DRAINAGE RATES AND DESIGNATIONS

Part of the land is subject to internal Drainage Board Rates. The total area covered is 80.936 Ha. Further details are available from the selling agent. It should also be noted that all of the land is within a Nitrate Vulnerable Zone and part of the land, particularly in relation to Lots 2 and 3 is within an Indicative Flood Plain.

SPECIFIC PARTICULARS

Lot 1 – edged red on the attached plan

This parcel in total extends to 25.48 Hectares or thereabouts (63.82 acres).

A degree of rabbit fencing has been undertaken to part of the western boundary of OS No 5574.

Included within this area are the principal set of farm buildings comprising the following:

1. 4-bay concrete stanchion building under an asbestos roof with asbestos cladding. Total building extends to 18.1m x 18.3m and within the building there is an under floor drying system which covers an area amounting to 210m² or thereabouts. Attached to this building a Cyclone fan is housed. Also within the building there is a block built workshop measuring 4.2m x 7.1m.
2. 5-bay steel stanchion building under a fibre cement roof with partial fibre cement and galvanised cladding and concrete floor. The building extends in total to 30.4m x 21m. Within the building there is a degree of thrust walling and there is a vented floor which covers an area of approximately 160m². Adjoining the structure there is a lean-to constructed of block wall under a galvanised roof with concrete floor and measures 32m x 5.3m. Access is obtained through this lean-to to a small concrete yard area.
3. To the south of the buildings there is a 5,000 litre fuel tank installed in 2009 together with two attached water tanks.

As a condition, we will be requiring the purchaser to install a sub-meter in a position close to the water tanks and undertake works in order to separate the electricity supplies that presently supply the buildings. In addition, the purchaser will be required to erect a post and rail fence in order to fence off the access way that links the building area with the land to the west.

The past cropping history is as follows:

OS No. 5520	2010 – maize	2009 – wheat	2008 – oilseed rape
OS No. 5574	2010 – peas	2009 – wheat	2008 – oilseed rape

Lot 2 – edged green on the attached plan

The total area of this block amounts to 33.32 hectares or thereabouts (82.33 acres).

This lot, as will be noted from the plan, is made up of four parcels of which one of them is the old Chichester and Arundel Canal. There are two access point off Drove Lane which is a private road and the principal access is off the main Yapton Road into OS No. 1069. There is a crossing point for machinery across the old canal.

The previous cropping is as follows:

OS No. 1069	2010 – wheat	2009 – peas	2008 – wheat
OS No. 7540	2010 – oilseed rape	2009 – wheat	2008 – peas

OS Nos. 0655 and 3742 are into permanent pasture.

Lot 3 – edged blue on the attached plan

To the south of Lot 2 there is a further block of land which amounts in total to 36.59 hectares or thereabouts (90.41 acres).

Access to this block of land is down Drove Lane being a private road from the Yapton-Barnham Road.

Included with this area is a detached barn constructed of brick and flint under a concrete tile roof. The barn measures 17m x 7.6m and in addition there is a lean-to which presently does not have a roof and measures 4.2m x 7.6m. Internally there is an earth floor with the exception of the central area being down to concrete.

The previous cropping is as follows:

OS No. 1859	2010 – peas	2009 – wheat	2008 – maize
OS No. 1635	2010 – second wheat	2009 – first wheat	2008 – peas

OS Nos. 8456 and 1859 are classified as permanent pasture.

Lot 4 – edged orange on the attached plan

This lot is made up of a single field which extends to a total area of 7.61 hectares or thereabouts (18.80 acres). Access is achieved via two points, one from North End Road and the other from Maypole Lane.

Previous cropping on this field is as follows:

2010 – wheat	2009 – maize	2008 – wheat
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GUIDE PRICES

Lot 1	-	£815,000	Lot 3	-	£620,000
Lot 2	-	£600,000	Lot 4	-	£140,000

IMPORTANT NOTICE

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Henry Adams wish to inform prospective purchasers that these sales particulars have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested that any of the services, appliances, equipment or facilities are in good working order. Any area, distances or measurements referred to are given as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a purchase please contact this office for further information. All measurements are approximate and should not be relied upon for carpets or furnishings. Photographs within our detailed particulars/brochure may include lifestyle and or local views pictures. Also there may be internal/external photographs including chattels not included with the property for sale. For more information or to view this property please contact Henry Adams LLP Rowan House, Baffins Lane Chichester, West Sussex, PO19 1UA (Tel) 01243 533633 (Fax) 01243 531850 (Email) slush@henryadams.co.uk

Contact the Agricultural Department at Henry Adams:

01243 533633
slush@henryadams.co.uk