

**LAND AT WELL HOUSE FARM,
BRETTON, NR. CHESTER, CH4 0DH**

J. Bradburne Price & CO ~ EST. 1902 ~
~ CHARTERED SURVEYORS ~ AUCTIONEERS ~
~ VALUERS & ESTATE AGENTS ~

LAND AT WELL HOUSE FARM, BRETTON, NR. CHESTER, CH4 0DH

LETTING DETAILS

TO BE LET BY INFORMAL TENDER

FOR A 10 YEAR TERM COMMENCING ON THE 1ST OF JUNE 2024

123.31 ACRES EITHER AS A WHOLE OR IN 2 LOTS

LOT 1 – 82.15 ACRES (33.24 HA)

LOT 2- 41.16 ACRES (16.65 HA)

TENDERS TO BE SUBMITTED BY 12.00 NOON – FRIDAY 10TH MAY 2024

Acting Agents: J. Bradburne Price & Co.,14/16 Chester Street, Mold, Flintshire, CH7 1EG

Contact Peter Lewis peter@jbradburneprice.com 01352 753873

01352 753 873

contact@jbradburneprice.com



LOCATION

The land is situated midway between Saltney & Broughton with the southern boundary bounded by the A5104 and is approximately 3 miles from Chester, 1 mile from Broughton and 1.5 miles from an access junction onto the A55 North Wales Expressway.

THE LAND

The land in total extends to 123.31 acres or thereabouts, comprised within a number of large level field enclosures well suited to modern farming practice with good accessibility for all types of machinery. The soils are described as being loamy and clayey soils of coastal flats, with a natural high groundwater as defined in Soilscales and Soil Types issued by Cranfield University and are classified as being mainly Grade II on the Agricultural Land Classification Map of the Area which are capable of growing heavy cereal and fodder crops or excellent crops of grass

LOTTING

The land is to be let by Tender either as a whole or in two Lots comprising:-

Lot 1 - 82.15 acres shown edged red on Plan with access onto Saltney Ferry Road and via the access road leading to Well House Barns.

Lot 2 - 41.16 acres shown edged blue on Plan with access off Broughton Mills Road or via the access road to Well House Barns.

01352 753 873

contact@jbradburneprice.com



SCHEDULES

LOT 1

OS NO	DESCRIPTION	HA	ACRES
7187	Fallow	12.68	31.33
4404	Fallow	11.73	28.98
4372	Fallow	8.29	20.49

OS NO	DESCRIPTION	HA	ACRES
3991	Drain	0.07	0.18
6401	Drain	0.11	0.27
7465	Embankment	0.37	0.9

LOT 2

OS NO	DESCRIPTION	HA	ACRES
0389	Fallow	7.32	18.09
0463	Fallow	7.87	19.46
0578	Drain	0.08	0.21
8856	Access	0.08	0.21

OS NO	DESCRIPTION	HA	ACRES
1697	Pasture	0.68	1.69
2062	Pasture	0.51	1.27
2263	Pasture/Trees	0.09	0.23

CROPPING

The land has not been cropped since the harvest of 2022. There will be a rent allowance for 1 year to compensate for the timing of letting and to allow for fieldwork to prepare land for cropping.

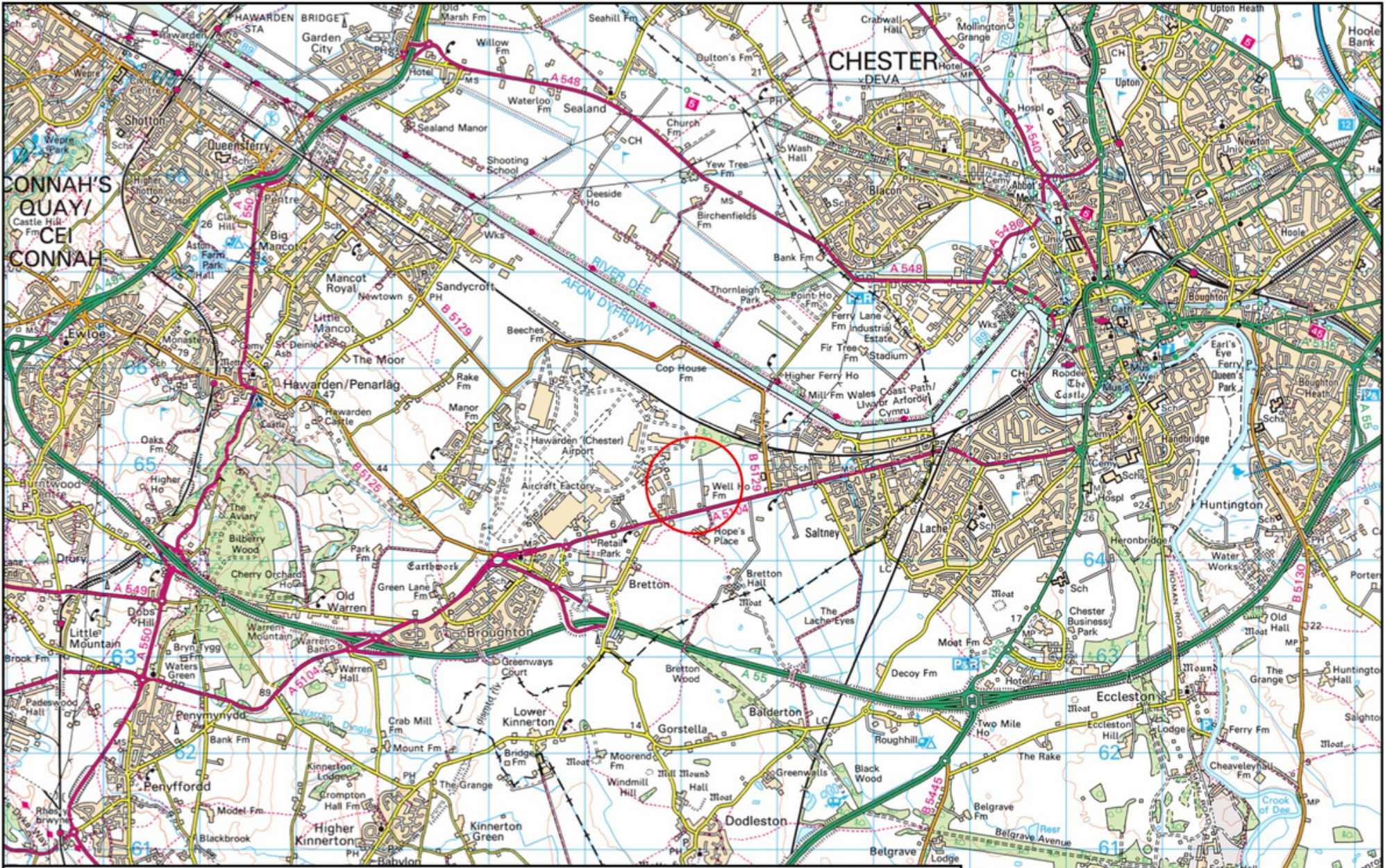
TENDER

All tenders to be submitted in sealed envelopes clearly marked on the outside as TENDER FOR LAND AT WELL HOUSE FARM, BRETTON. The tender form can be obtained from J. Bradburne Price & Co., Mold Office Tel: 01352 753873 email debbie@jbradburneprice.com Tenders will be accepted either as a whole or for the individual Lots. The landlords reserve the right not to accept the highest or any tender. Tenders to be returned no later than 12.00 noon Friday 10th May 2024.

01352 753 873

contact@jbradburneprice.com





This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
 Drawing No. W17624-02 Date 26.07.22

Well House Farm

Scale 1:50,000 @ A4



Bradburne Price

Based on Ordnance Survey 1:2500 mapping with the permission of the Controller of HMSO
 © Crown Copyright
 Licence No ES 100033416

TENANCY AGREEMENT

The successful tenderer will be expected to complete a Farm Business Tenancy in accordance with the Agricultural Tenancies Act 1995 prior to the commencement of the tenancy. A copy of the Tenancy Agreement can be obtained from the agents Mold office.

TERM OF TENANCY

The tenancy is for a ten year term commencing on the 1st June 2024 subject to a landlords break clause implementable for non agricultural purpose at Year 5 subject to the service of a minimum of 12 months notice. The tenancy will also include a tenants break clause at Year 5 upon 12 months notice.

RENT

The rent shall be payable quarterly in advance by Direct Credit Transfer to the landlords. There will be a rent free period of 1 year i.e. 1st June 2024 to 31st May 2025.

USE

The land to be let for the sole use of agriculture. The land not to be entered into any Environmental Schemes without the consent of the landlord. No GM modified crops to be grown.

BPS

The letting does not include any BPS Entitlements. The land is available for BPS for the remaining years of the scheme.

VIEWING

The land can be viewed at any time during daylight hours with a set of these particulars to hand.

COSTS

Each party to be responsible for the payment of their own costs. The tenant shall be responsible for registering the Tenancy Agreement and for payment of any Land Transaction Tax if any.

01352 753 873

contact@jbradburneprice.com





**INFORMAL TENDER
 (SUBJECT TO CONTRACT)
 FOR**

LAND AT WELL HOUSE FARM, BRETTON, NR CHESTER, CH4 0DH

Forms to be returned to the offices of
 J. Bradburne Price & Co., 14-16 Chester Street, Mold, CH7 1EG
 by **12.00 noon on Friday 10th May 2024**
 in a sealed envelope marked **"TENDER FOR LAND AT WELL HOUSE FARM"**

Name

Address.....

Contact No:

Email Address

I/we hereby tender the following in accordance with the details and conditions as set out in the letting particulars.

The Whole (Lot 1 & 2) in the sum of

Lot 1 – 82.15 acres in the sum of

Lot 2 – 41.16 acres in the sum of

Details of existing farming business

Proposed cropping/use of Well House Farm

Signed Dated

The landlords reserve the right not to accept the highest or any tender

01352 753873

www.jbradburneprice.com

contact@jbradburneprice.com



