

Richardson

CHARTERED SURVEYORS

Arable Land, Longlands Farm
Uggmere Court Road
Ramsey Heights
Peterborough, PE26 2RQ

TO LET



- Arable Land
- 21.04 ha (52.00 Acres) Gross
- 3 Year FBT
- To Let As A Whole
- Commencing 11/10/25
- Informal Tender 15/8/25

Sheep Market House, Stamford, PE9 2RB



www.richardsonsurveyors.co.uk

01780 762433

DESCRIPTION

The land is made up of 4 good sized fields which are categorised as Grade 1 by the Land Classification of England and Wales. The soil is predominantly from Downholland 1 series described as "deep stonless humose clayey soils, calcareous in places" by the Soil Survey of England and Wales. All of the land lies within the Nitrate Vulnerable Zone.

LOCATION

The holding is located in the village of Ramsey Heights. Ramsey Heights is located 3 miles west of Ramsey and 8 miles south of Peterborough.

LETTING

The land is offered To Let as a whole by Informal Tender with a closing date of 15th August 2025 at midday. Please complete and return the enclosed Tender Form to the Stamford office in advance of the deadline.

FARM BUSINESS TENANCY

The tenancy document will be based upon the Central Association of Agricultural Valuers Standard Farm Business Tenancy Agreement. The main terms will be :-

1) COMMENCEMENT DATE

The commencement date for the tenancy will be 11th October 2025

2) TERM

3 Years

3) RENT PAYABLE

The rent will be payable half yearly in advance, the first payment to be made on entry to the land with subsequent payments made on the 5th April and 11th October thereafter.

4) MAINTENANCE

The tenant will be responsible for the maintenance of the land including the hedges and ditches.

ACCESS

Access to the land is taken directly off Uggmere Court Road.

EARLY ENTRY

Access to the land following the harvesting of the growing crops will be made available to the incoming tenant subject to the Tenancy Agreement having been signed and completed and the first instalment of rent paid.

TENANT RIGHT

There will be no payment due for tenant right upon commencement and no outgoing tenant right payment at the end of the tenancy period. Dilapidations will be payable by the outgoing tenant at the end of this tenancy period where applicable and appropriate.

ENVIRONMENTAL SCHEMES

The land is not included within any Environmental Schemes and is therefore let free of any on-going management restrictions.

DRAINAGE

The land is included within the Ramsey, Upwood & Great Raveley IDB area.

PLANS

The plan enclosed is for identification purposes only.

CROP AREA

The total gross area is 21.04 hectares (52.00 acres).

2025 - Winter Barley

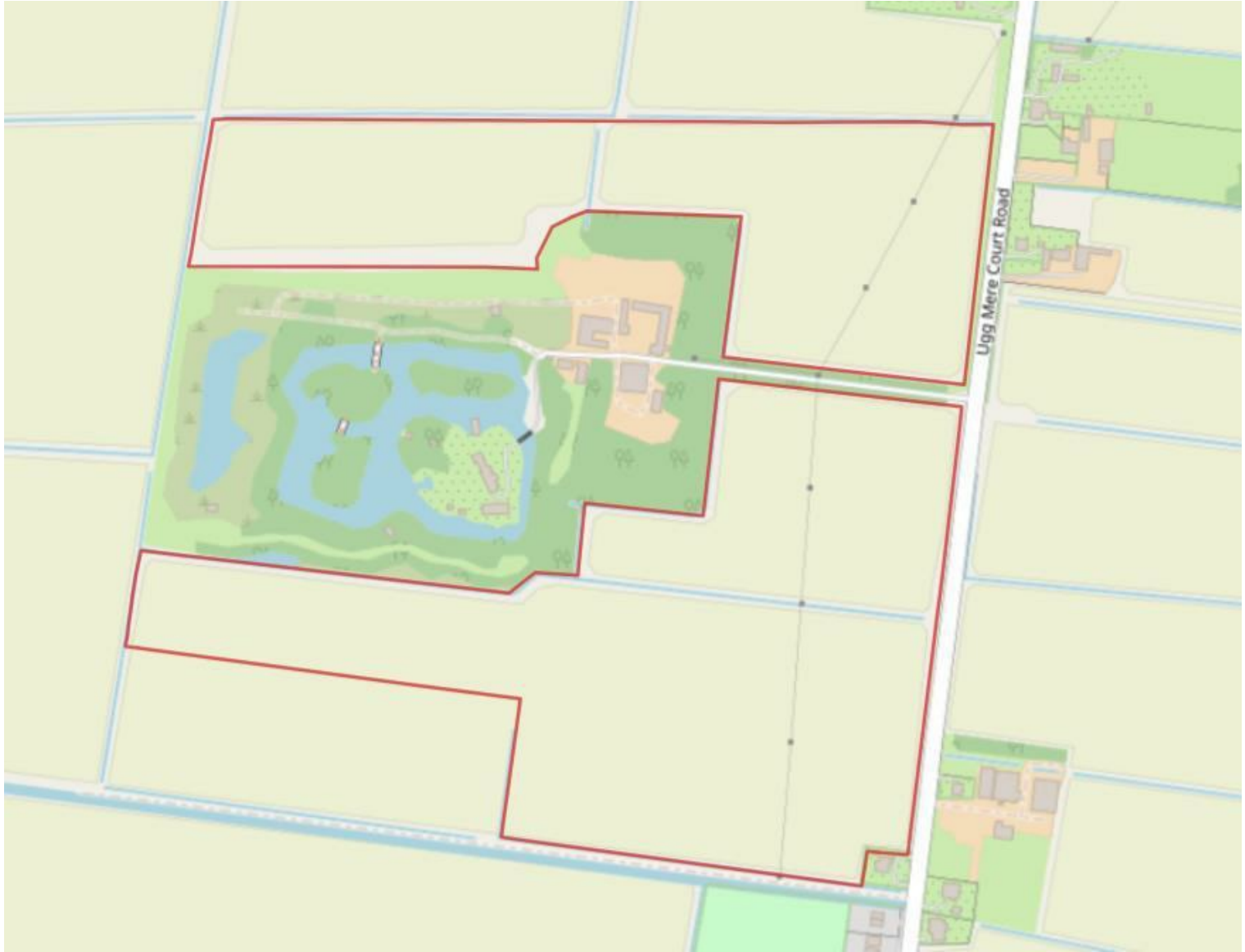
VIEWING

Interested parties are permitted to view the land during daylight hours with a set of these particulars to hand. Access to the land is taken at your own risk and prospective tenants are asked not to damage the current crop.

FURTHER INFORMATION

For further information please contact Jamie Richardson on his direct line 01780 761651 or email jrichardson@richardsonsurveyors.co.uk





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

PLANS - The plans included are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES100003856). The plans are published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.



To Be Returned by midday on Friday 15th August 2025

TENDER FORM

Arable Land, Longlands Farm, Ramsey Heights

I/we (full names)

Address

.....

Tel No: Mobile No:.....

E-mail:

Hereby submit the following rental offer for the land in accordance with the conditions of tender outlined below.

Arable Land, Longlands Farm, Ramsey Heights

£ per annum

And (words).....

Signed: Dated:

Conditions of Tender

1. The completed Tender Form must be lodged at Richardson, Sheep Market House, Stamford. PE9 2RB by midday on Friday 15th August 2025.
2. Tenders must be for a fixed sum; no escalating bids that relate to other offers will be accepted. Offers should ideally be for an uneven amount to avoid duplication. **Even if you have already submitted an offer please resubmit that offer or submit a new offer.**
3. The Owners and their Agents do not undertake to accept the highest or indeed any tender received.
4. Offer must be writing in a sealed envelope marked on the outside "Confidential – Ramsey Heights"

To be returned by midday on Friday 15th August 2025