

Richardson

CHARTERED SURVEYORS

**6.08 Acres of Arable Land
Main Street
Burrough End
CB8 0RF**

TO LET



- Arable Land
- 6.08 Acres
- Commencing September 2026
- 2 Year FBT

Sheep Market House, Stamford, PE9 2RB



www.richardsonsurveyors.co.uk

01780 762433

LOCATION

The land is located at the junction of the B1052, Brinkley Road and Main Street, Westley Waterless. Access to the land is obtained off the Main Street, Westley Waterless.

DESCRIPTION

The field to be let extends to approx. 6.08 acres of croppable ground laid out in one single enclosure which is categorised as Grade 2 by the Land Classification of England and Wales. The soil is from the Ashley series being described as "fine loamy over clayey soils with slowly permeable subsoils."

LETTING

The land is offered To Let as a whole by Private Treaty.

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 29th September 2026.

2) TERM

The land is to be let on a 2 year FBT.

ENVIRONMENTAL SCHEME

The land is not included within any environmental scheme and is therefore let free of any management restriction.

BACK CROPPING

The field is growing maize for the 2026 harvest.

DRAINAGE

The standard Environment Agency "General Drainage Charge" is payable for the land.

RIGHTS OF WAY

The land is let subject to, and with the benefit of, all existing rights, easements and wayleaves, whether referred to specifically in these particulars or not.

The land is crossed by a footpath shown hatched brown on the plan attached.

VIEWING

At any daylight hour with a set of particulars to hand.

FURTHER INFORMATION

For further information please contact Mark Thomas direct line 01780 758009 or email mthomas@richardsonsurveyors.co.uk

PLANS

The plan outlined in these details is for identification purposes only.





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.