



Sunnyhill Farm

Marston

Carter Jonas

Yarlet Lane Marston Stafford ST18 9ST

Smallholding extending to 34.50 acres.

A smallholding comprising of a detached farmhouse, a range of agricultural buildings and agricultural land all extending to 34.50 acres.

The Farmhouse comprises a double garage, entrance hall, sitting room, dining room, kitchen, utility, conservatory and cloakroom. The first-floor hosts three bedrooms and a family bathroom. The house is subject to an agricultural occupancy condition.

5 steel portal framed agricultural buildings.

Approximately 33.50 acres of predominantly arable land with one pasture field surrounding the house.

Tenancy Agreement

To be let as a whole on a 2-year Farm Business Tenancy to commence November 2023. A copy of the tenancy agreement is available to view upon request.

Tender

If interested parties wish to submit a tender they must complete and sign the tender form attached, providing best and final offer of rent and return to Miss A Llewellyn, Carter Jonas, 2 Snowhill, Birmingham, B4 6GA or Angharad.llewellyn@carterjonas.co.uk no later than 12:00 noon on Friday 22nd September 2023.

Guide rent £1,400 pcm.

Viewings

A viewing day will be held on Wednesday 13th September 2023 to register for a viewing please email Angharad.llewellyn@carterjonas.co.uk. Viewing not permitted at any other times.

Basic Payment Scheme & Environmental Schemes

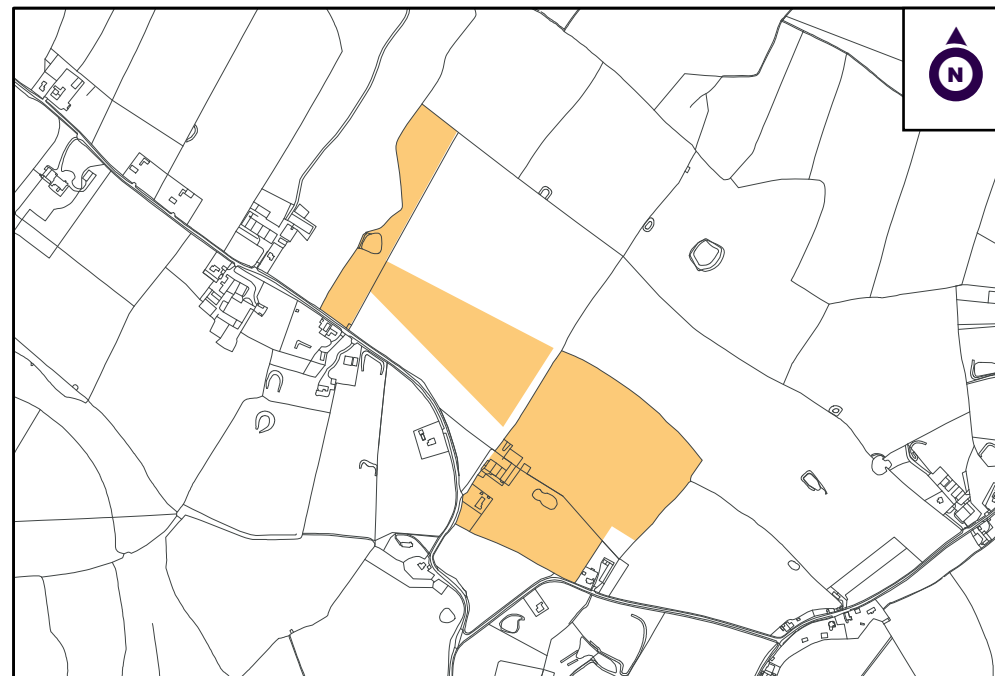
The letting does not include BPS entitlements. The land is not currently subject to any agri-environment schemes.

Wayleaves Easements & Rights of Way

The land is to be let subject to the benefits of all wayleaves, easements, rights of way, covenants and restriction whether mentioned in the particulars or not.

Conditions

The Landowner reserves the right not to accept the highest or any offer.



Midlands

07813 338 727 | angharad.llewellyn@carterjonas.co.uk

07826 890 927 | edward.beale@carterjonas.co.uk

2 Snow Hill Queensway, Birmingham, B46GA

Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

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TENDER FORM

SUNNYHILL FARM, YARLET LANE, MARSTON, STAFFORD, ST18 9ST

THIS FORM MUST BE RETURNED TO CARTER JONAS BY 12:00 NOON ON FRIDAY 22ND SEPTEMBER 2023

Sunnyhiill Farm is a smallholding comprising a detached three-bedroom farmhouse, a range of agricultural buildings, land all extending to 34.50 acres.

A viewing day will be held on Wednesday 13th September 2023 to register for a viewing please email Angharad.llewellyn@carterjonas.co.uk. Viewing is not permitted at any other times and is strictly via appointment.

Guide rent £1,400pcm. Closing date for tenders 12:00 noon on 22nd September 2023.

Please submit tenders as preference by email to Angharad.llewellyn@carterjonas.co.uk or post to: Carter Jonas, C/o Miss A Llewellyn, 2 Snowhill, Birmingham, B4 6GA

Name	
Address	
Proposed use	
Please state how you meet the agricultural occupancy condition	
Tender amount (please state rent per calendar month)	
Contact telephone number	
Email address	

Signed

Dated

Please Note:

- No entitlements attached to the land
- The successful tender will be required to sign the Department for Transport standard Tenancy Agreement
- Carter Jonas are not contractually bound to accept the highest or any offer
- Acreages may change slightly prior to tenancy commencement