



BLENHEIM ESTATE

LAND

Arable land on the Blenheim Estate – to Let by Informal Tender

Carter Jonas

THE OPPORTUNITY

Welcome



ROY COX

Blenheim Estates Director

At Blenheim Estate we have a vision to be the lifeblood of the local economy, to enhance the lives of local people, and to share and protect this magnificent place for future generations. This vision drives everything we do.

When it comes to our land, the care we provide has never been more important as we become the first generation to recognise the true value of living alongside a thriving countryside.

Through an innovative strategy, our focus has shifted and we are looking for tenants as partners who are closely aligned with our long term goals. Those partners will see value in working together to generate new income streams. They will enhance our shared natural capital, add value to produce and they will understand the key role land has to play in our carbon zero ambitions.

Although this is a time of change for farming, there has rarely been so much opportunity and we look forward to hearing from you.



Find out more about the
Blenheim Estate Land strategy at
blenheimestate.com/land



About the land

LOCATION

The land is located within a four-mile radius of the historic market town of Woodstock in Oxfordshire, within and on the edge of the Cotswolds Area of Outstanding Natural Beauty. One block of land sits between the villages of Combe and Stonesfield, and another larger block (Two Lots) to the north of Woodstock and Wootton.

Woodstock is eight miles (13 km) north-west of Oxford. The M40 is seven miles (11km) , Banbury 14 miles (22km). This land has convenient links to the A40, A44, A4260 and A4095.

DESCRIPTION

Approximately 1,237.87 acres (500.96 hectares) of arable land available To Let in up to 3 Lots by way of a 10 year Farm Business Tenancy (FBT) from

Michaelmas 2021. To include a grain store (700 tonnes) with Svegma dryer, a 1,200 on-floor store, and a general purpose portal frame building.

The land is predominantly Grade III and characterised as being shallow lime-rich soils over chalk or limestone, and freely draining lime-rich loamy soils, sitting between 85m (278 ft) and 118m (387 ft) above sea level.

The farm has utilised the Higher Level Stewardship (HLS) scheme to enhance biodiversity across these parts of the Estate over recent years. There is an expectation on the successful Tenants to continue in this vein with the new environmental or land management scheme.

“At a time of change in the sector, this tenancy will provide the successful farmers with certainty, security and the chance to be at the forefront of those changes.”

ROSS KENT
PARTNER, CARTER JONAS

WOODLAND CREATION

The Estate has committed to planting more than 250,000 trees across the Estate over the next two years, with a view to being carbon net zero by 2025.

Certain land parcels within Lots 2 & 3 are to be split to accommodate this woodland creation, with the balance available as part of this tender opportunity – please refer to the Lotting plans which show the areas available.

Our Vision and our Tenant(s)

The Estate is looking for Tenants who share in the value of the Estate's Land Strategy to capture carbon, enhance natural capital and produce food whilst caring for the land using the very best farming techniques to ensure the area continues to thrive.

Our Tenants will be forward thinking, will positively challenge the Estate with their responses and will occupy this land not only to enhance their own business, but also to forge long term relationships where the local economy, people and environment can thrive.

This is a rare and exciting farming opportunity in this part of Oxfordshire. The Estate is offering a 10-year term to provide reassurance and allow farmers to look beyond the current period of policy change. The Estate will join forces with their partners through this period, encouraging collaboration and investment in the holding with the intention of mutual benefit from the outcomes.

The Estate is deliberately keeping an open, rather than prescriptive approach to its care for the land in this tender. It is seeking the best of the industry in a two-stage tender process and they will expect to see commitments to working in partnership with the Estate and its brand, in line with its clear purpose.

“The farming industry has always had some of the brightest and the best minds and as an Estate deeply rooted in this area we know the only way to care for this land, with all the challenges we face today, is to reach out for the very best of you once more.”

ROY COX, BLENHEIM ESTATES DIRECTOR

Lot 1

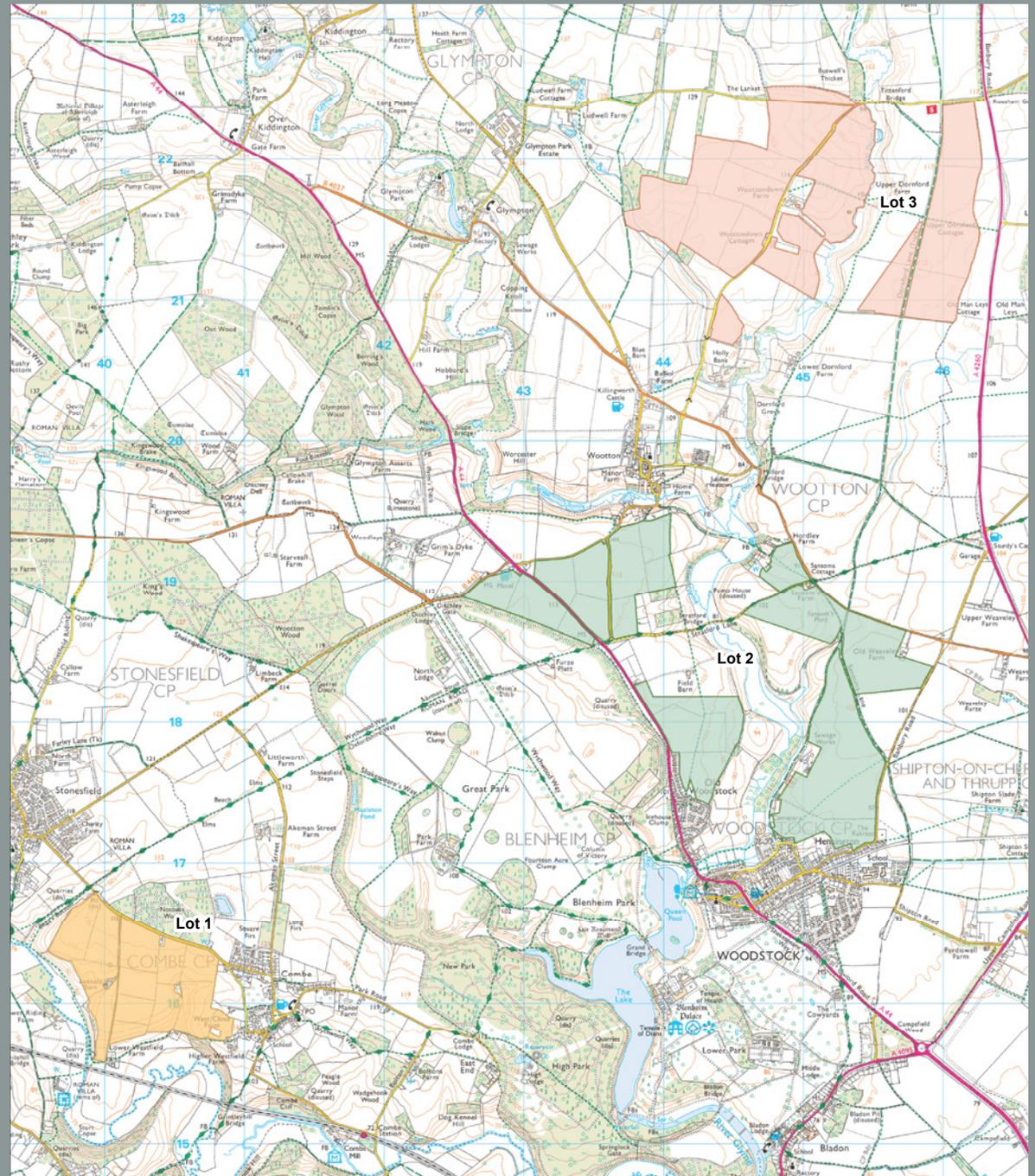
LAND AT LOWER WESTFIELD FARM,
COMBE (OX29 8ER)
199.26 AC (80.64 HA)

Lot 2

LAND NORTH OF WOODSTOCK
(OX20 1EP)
516.29 AC (208.94 HA)
PLUS BUILDING

Lot 3

LAND AT WOOTTON DOWN
(OX20 1AF)
522.32 AC (211.38 HA)
PLUS BUILDINGS



THE HOLDING

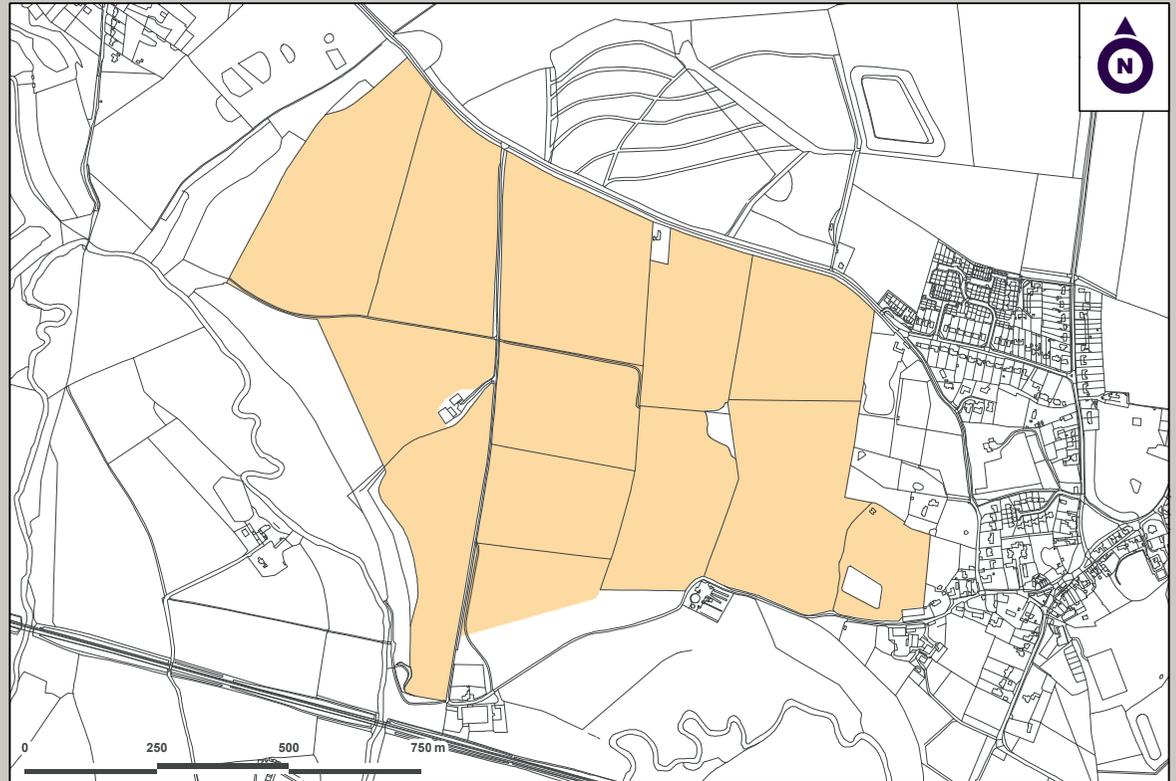
Lot 1

LAND AT LOWER WESTFIELD FARM,
COMBE (OX29 8ER)
199.26 AC (80.64 HA)

Extending to approximately 199.26 acres (80.64 hectares) of arable and grassland between the villages of Stonesfield and Combe. A bare, undulating block of ground with a southern elevation that slopes down towards the River Evenlode.

The Lower Westfield land contains a number of HLS land management options (further details available from the letting agents) which have been utilised by the Estate for shooting, and will remain in place until 1st March 2022, and includes overwinter stubbles.

The Estate reserves the right to plant 50-75 acres of cover crops across this block of land each year. This is a flexible approach and will vary from year to year, however a rent rebate will be made to the successful tenant in respect of the area of cover crops planted.



VALUES

At Blenheim Estate Land we know that our land is precious and finite, but cared for properly its benefits can be limitless.

Lot 2

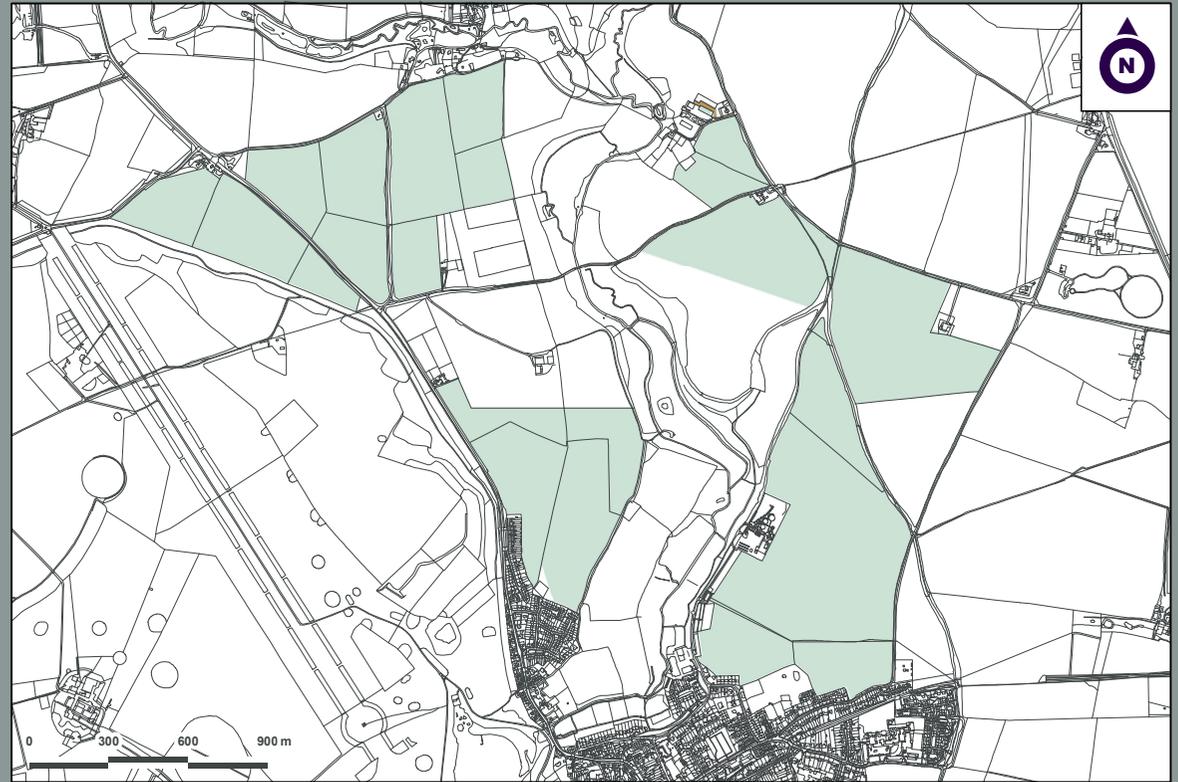
**LAND NORTH OF WOODSTOCK (OX20 1EP)
516.29 AC (208.94 HA)
PLUS BUILDING**

Extending to approximately 516.29 acres (208.94 hectares) of arable land to the north of Woodstock.

At Hordley Farm, a 12 bay (4.5m x 17.9m) General Purpose portal frame barn available. Two bays of this barn are retained by the Estate – 10 bays are available to the Tenant. The barn is only available on a year to year basis.

Where part fields are offered within this FBT, new field boundaries will be plotted or fenced prior to occupation or 29th September 2021, whichever is sooner.

The Estate will consider splitting this Lot further, if a suitable arrangement is proposed by the Tenant during the Stage 1 tender submission.



VALUES

We are looking for tenants who are closely aligned to our long term goals and see the value in caring for our land.

Lot 3

LAND AT WOOTTON DOWN (OX20 1AF) 522.32 AC (211.38 HA) PLUS BUILDINGS

Extending to approximately 522.32 acres (211.38 ha) to the north of Wootton village, bisected by the Dorn valley, and including the Wootton Down grain store.

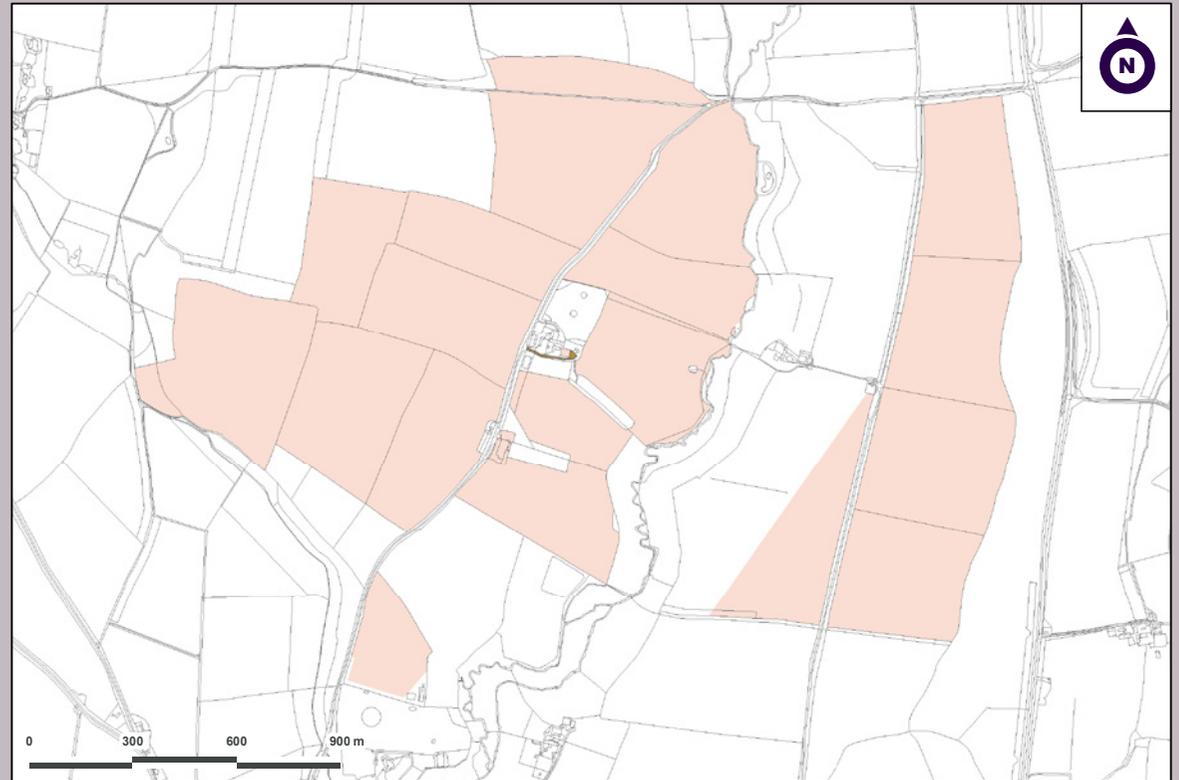
The grain store includes a Svegma dryer which operates at a rate of approx. 30t/hr, two 40t wet bins and 700 tonnes of storage. In addition there is the 'Black Barn' – 1,200 tonnes (wheat) of on-floor storage. The Black Barn is only available on a year to year basis.

140 hectares worth of Bio-waste has been delivered to Lot 3 at a cost of £35/ ha. This is to be spread after harvest 2021. The successful tenant will reimburse the Landlord for this cost upon commencement of the Tenancy.

The Estate reserves the right to plant 15-30 acres of cover crops across this block of land each year. This is a flexible approach and will vary from year to

year, however a rent rebate will be made to the successful tenant in respect of the area of cover crops planted.

Where part fields are offered within this FBT, new field boundaries will be plotted or fenced prior to occupation or 29th September 2021, whichever is sooner.



VALUES

Our land will play a vital role in our road to producing net zero carbon by 2025.



The details

CROPPING

Specific cropping details are available from the letting agents.

BASIC PAYMENT SCHEME

The Landlord will claim and retain the 2021 Basic Farm Payment. The Tenant will abide by the rules of the scheme from commencement of the FBT(s) to 31st December 2021.

The Estate will transfer the Entitlements and Land to the successful Tenant(s) in time for the 2022 claim year and for the Tenant to claim for the remainder of the Basic Payment Scheme.

HIGHER LEVEL STEWARDSHIP SCHEME

There is an HLS agreement across the entire Estate, expiring on 1st March 2022. The Landlord will claim and retain all HLS payments.

The successful applicants will be expected to comply with the terms of the Stewardship Scheme until its expiry, in respect of the fixed and rotational land management options. After which the Tenant will be expected to enter into a Countryside

Stewardship Scheme (CSS) and the ELMS scheme, at the appropriate time. Further details of the HLS scheme are available from the letting agents.

SHOOTING & SPORTING RIGHTS

Shooting and Sporting Rights are retained by the Estate. The successful Tenant(s) is to accommodate the sporting interests of the Estate, including all associated activities and staff interests. The Landlord also reserves the right to work together in order to establish cover crops on the land (i.e remove at lots 1 & 3).

RIGHTS & RESERVATIONS

The Landlord reserves a right of access at reasonable times across the holding, and all timber rights are reserved to the Landlord. There are a number of public footpaths and bridleways crossing the holding and an expectation for the Tenant to work closely with the Landlord to promote the area by creating permissive paths, where appropriate.

ACCOMMODATION

There is no accommodation available at the holding although the Estate is a significant holder of property

locally and there may be opportunities to live locally at the market rate.

TENANCY & POSSESSION

The holding will be let from 29th September 2021 for a duration of 10 years. Early entry will be permitted where requested, and where crops have been harvested.

Hold-over of the grain store and black barn is reserved to the Landlord until 31st March 2022. The agreement will be in the form of a standard Farm Business Tenancy (FBT) and will be available for inspection upon request. The FBT will be registered with HM Land Registry, with the Tenant(s) responsible for SDLT liabilities.

BREAK CLAUSE

This is a fixed term tenancy. The Estate expects to work with the Tenant and for them to occupy the maximum acreage available, however rights are reserved to bring about Vacant Possession of land to be used for non-agricultural purposes.

THE DETAILS

RENTAL PAYMENTS & RENT REVIEWS

Rent will be payable half yearly in advance on 29 September and 25 March; the first instalment due upon commencement of the tenancy. Rent reviews will be in line with the 1995 Agricultural Tenancies Act, every three years to market value or other mechanism agreed by both parties.

REPAIRING LIABILITY

Repairing obligations for the holding are set out in the draft FBT.

INSURANCE

The Landlord will insure the buildings under its policy and for any consequential losses or damage to the Tenant's property. The Tenant will insure their fixtures and fittings, livestock, deadstock and contents. The Tenant will maintain their own Public Liability cover.

OUTGOINGS

The tenant will be responsible for paying all outgoing related to the holding, including Water, Electricity and Fuel.

VIEWINGS

There will be two viewing afternoons held on Thursday 20th May 2021 and Thursday 3rd June 2021. Interested parties must make prior appointments with Carter Jonas on 01865 297700, for which further details will be provided.

HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the Letting Agents nor the Landlord take responsibility.

SCHEDULE OF CONDITION

A photographic Schedule of Condition will be annexed to the FBT(s). In addition, a soil survey will be undertaken prior to commencement of the tenancy, to provide a benchmark of indices. It is expected both parties will work closely together to measure key indices with a view to improve the health of the holding over the term.

LETTINGS PROCESS

You will need to submit a sustainable proposal with a flexible approach, demonstrating proper remuneration to the Estate for the use of their asset.

The Holding is to rent by Informal Tender and will follow a two stage process. To simplify Stage 1 we ask that you complete the letting agent's Tender Form, expanding with details where prompted. This will enable us to bring forward the best of the industry with a clear methodology:

Stage 1 – completion of the agents Tender Form, to be submitted to the following address before 1pm on Wednesday 16th June 2021:

Carter Jonas, Mayfield House, 256 Banbury Road, Summertown, Oxford, OX2 7DE or by email to ross.kent@carterjonas.co.uk, and clearly marked 'Arable land on the Blenheim Estate'. Please refer to the Agent's Tender Form for more details.

Stage 2 – A shortlist of applicants will be invited to submit a management plan, to include financial plans and details of their existing farming enterprise. An interview will then take place to understand how their approach will complement and enhance Blenheim Estate's Land Strategy, in addition to an inspection of the applicant's holding.



Get in touch

To apply contact the Carter Jonas
Oxford Rural Team.

Ross Kent
ross.kent@carterjonas.co.uk
01865 297700

Carter Jonas

Mayfield House, 256 Banbury Road,
Summertown, Oxford OX2 7DE
carterjonas.co.uk

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 or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Tenderers 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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Always growing our legacy