



Hampshire
County Council

County Farms
Service

TO LET

**AGRICULTURAL LAND AT CHILLING AND
BROWNWICH, TITCHFIELD**
(as a whole or in lots)



Summary of Land Details

Tenancy Type: 3- year Farm Business Tenancies in accordance with the provisions of the Agricultural Tenancies Act 1995.

Tenancy commences: Michaelmas 2026 or thereafter, subject to availability and contract.

Location: As per the Land Plan and What3Words listed.

Land: An area of land extending to approximately 118.23 ha (274 acres) divided into 5 fields as follows:

Field	Area	What 3 words
Field A	51.81 Ha (128.04 acres)	germinate.secret.kept
Field B	8.05 Ha (19.90 acres)	betraying.tougher.brochure
Field C	18.87 Ha (46.42 acres)	defectors.scream.string
Field D	4.06 Ha (10.05 acres)	jeep.brief.trapdoor
Field E	7.06 Ha (7.45 acres)	blaze.thundered.country
Field F	15.52 Ha (38.36 acres)	glides.emulating.roof
Field G	12.86 Ha (31.78 acre)	condition.collects.chariots

The land is shown as predominantly Grade 2 according to the Natural England Provisional Agricultural Land Classification map. According to Soilscales data the soils are freely draining slightly acid loamy soils. This year's cropping was predominantly wheat and maize.

Hampshire County Farms will expect the successful applicant to manage and run the land as an agricultural enterprise with sustainable food production at its core

The fields are split into lots and Applicants are asked to state which field/s (A-G) they are interested in. We are happy to accept applications for all or some of the fields.

Rent: Offers invited, the rent to be paid annually in advance. Arrangements to be in accordance with Agricultural Tenancies Act 1995. Plus, in addition to the rent an admin fee of £750 ex VAT payable on granting the tenancy.

Water: The fields may not have a water supply. There is water in the vicinity controlled by Hampshire County Council but there is no direct supply to all of the fields at present. If there is a requirement for water this

will need further discussion and any costs including infrastructure costs and usage will be the Tenants responsibility.

Sub-letting:

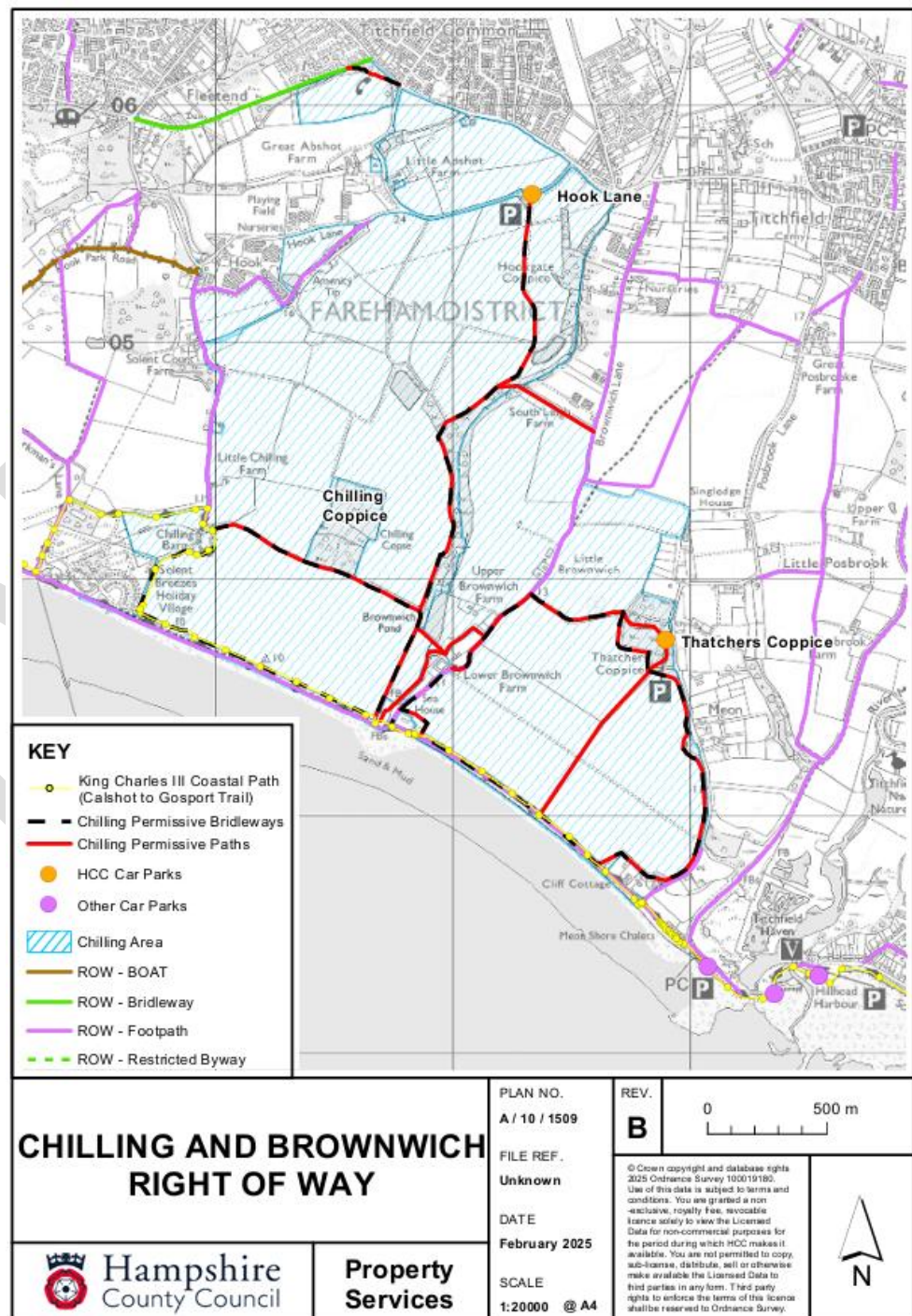
No assignment, sub-letting, selling grass keep, or allowing livestock belonging to a third party will be permitted.

Buildings:

None and no temporary structures permitted without prior consent.

Rights of Way:

There are a number of both public and permissive Rights of Way throughout the HCC Chilling Coastal Area. See [Definitive Map](#) for details of public rights of way. Permissive routes are as indicated on the plan below:



**Sporting
Rights:**

Reserved to the Landlord.

Timber:

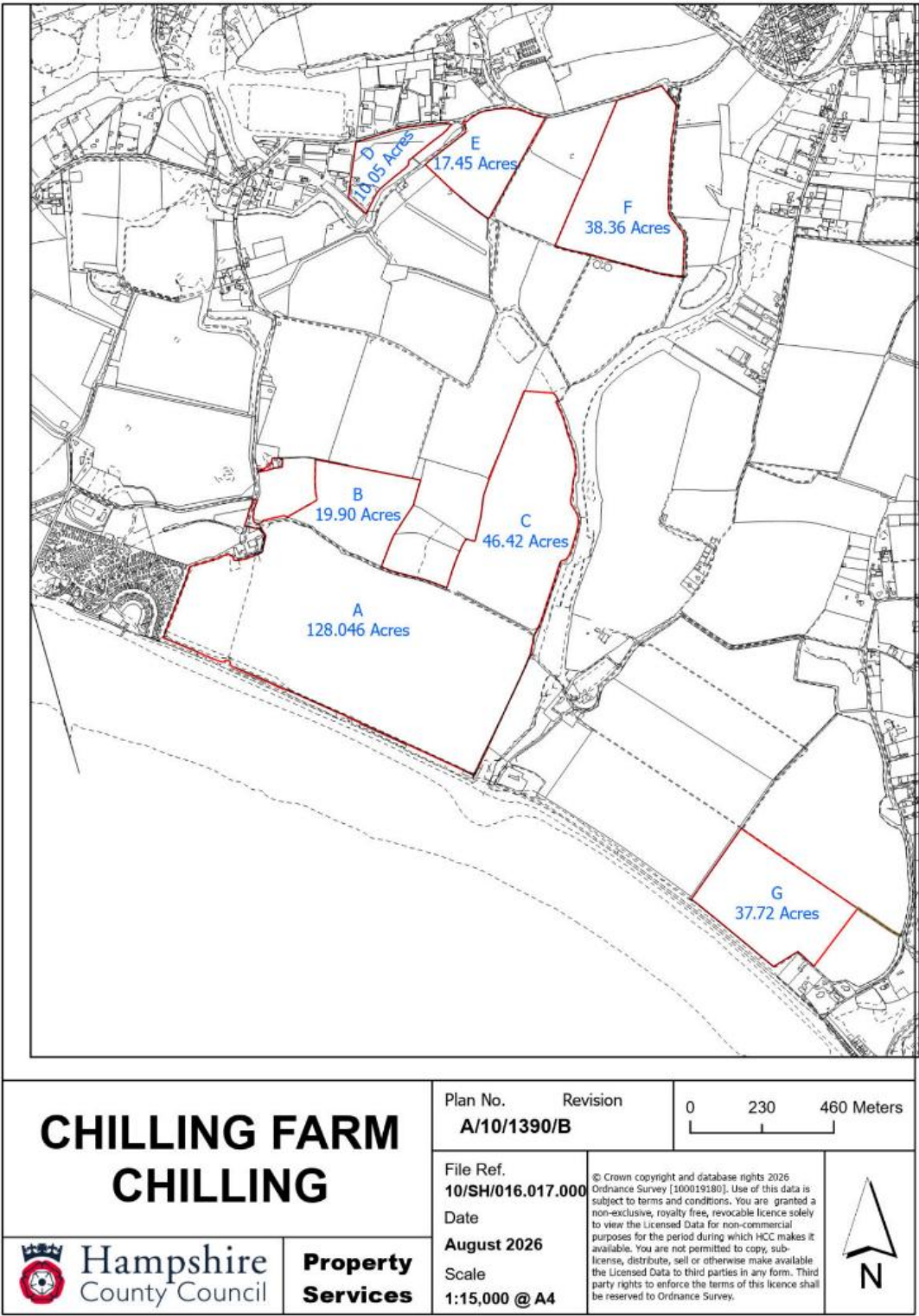
All timber rights are reserved to the landlord. The Tenant will be responsible for the management and maintenance of all trees.

Soil:

The new tenant will be expected to arrange and meet the cost of obtaining soil samples within the first year of the tenancy.

DRAFT

Land Plan



Priority outcomes for agricultural land at Chilling and Brownwich

Through integrated farm management and adopting better standards, the next tenant will be expected to deliver the following priority outcomes during the tenancy:

- To keep sustainable food production at the core of farm activities;
- To protect, put into and keep in good condition soil health and structure, including organic matter content;
- To protect the lands natural resources, including the local water environment which is vulnerable to nitrate and pesticide leaching;
- To improve biodiversity & connectivity between neighbouring farms, local sites of importance for nature conservation and within the wider landscape through good management and provision of joined up wildlife-rich habitats;
- To strive towards net zero greenhouse gas emissions with a well-considered plan for monitoring, mitigation and adaptation;
- To boost pollinators and promote farmland bird abundance through good engagement, monitoring and land management practices;
- To farm sustainably, adopting better performance measures, and with a willingness to undergo independent accreditation and/or periodic auditing to evidence strong performance;
- To adopt and uphold exemplar animal welfare standards;
- To engage with the public and play an active part in increasing the understanding of farming and rural Hampshire in the local community.

Applicants will be expected to demonstrate how they plan to deliver the Council's desired outcomes as part of the application process.

Timetable for letting

EXPRESSIONS OF INTEREST	An <u>Expression of Interest</u> should be completed by all applicants, to be received no later than 9 th November (Midday). Those who have completed the form will be invited to a viewing day, following which there will be a further application stage.
VIEWING DAYS	By invitation only following submission of an Expression of Interest Form and compulsory for anyone intending to submit an application.
TENANCY COMMENCEMENT	Michaelmas 2026 or as soon as practically possible, subject to availability and contract.

Important Notice

Whilst every effort is taken to ensure the accuracy of these particulars, Hampshire County Council as the lessors of this property hereby give notice that: They or any person they employ are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their current tenant or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any tenancy offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the council has not tested any services, equipment or facilities. Applicants must satisfy themselves by inspection or otherwise. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function; prospective tenants should satisfy themselves as to the fitness of such equipment for their requirements. No responsibility can be accepted for any costs or expenses incurred by applicants inspecting the property, making further enquiries/ investigations or submitting an application/ offer. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the tenant is responsible for making his own enquiries in this regard. Photographs taken 2026 and Particulars finalised in Autumn 2026.