

ADDITIONAL INFORMATION

Lot 1

i) Abstraction Licence

Attached is the existing abstraction licence from the Environment Agency. The agents will use their best endeavours to transfer the licence to the incoming tenant on commencement of the tenancy. The tenant may need to apply for a new licence if they wish to make amendments.

ii) Irrigation/Reservoir

The reservoir is currently filled by a pump which is located adjacent to the railway line. The tenant will be required to install a new pump at this location.

The approximate location of underground pipework and location of connections are identified on the plan attached.

Irrigation via the existing supply is only available to land on the North side of Lower Road and on the East side of Queens Farm Road.

iii) Grainstore

The drying facilities are supplied by LPG tanks. These are currently rented through Calor Gas. The new tenant will be required to enter into a rental agreement with Calor Gas. The current tenant pays a rental of £31.23 + VAT per quarter.

Lot 3

i) Drainage rates

These are payable to the North Kent Marshes Internal Drainage Board (approximately £50 per annum).

ii) Shooting Range

The Shorne Marshes are part of a “danger zone” in connection with the Milton Rifle range operated by the Metropolitan Police. Grazing livestock is not prohibited, however during shooting, no persons/vehicles are permitted to enter the danger zone. We are informed that the existing tenant receives an occupier’s payment. Further details available on request.