



BARE LAND AT BANKS FARM

Thruscross Lane, Thruscross, Harrogate, North Yorkshire, HG3 4AJ

166.90 acres of bare pasture land available to let for Nature Conservation purposes at Banks Farm, Thruscross for a term of 12 years from 1st July 2025.



LAND

The land extends to approximately 166.90 acres in total. The land has good road access off Greenhow Hill Road and Thruscross Lane, Thruscross. Access off Thruscross Lane is highlighted in brown on the plan.

The land is classified as Grade 4 on the Agricultural Land Classification Map.

FARM BUSINESS TENANCY

A Farm Business Tenancy agreement is to commence 1st July 2025 to 30th June 2037.

A copy of the Farm Business Tenancy can be made available for inspection.

REPAIR

There are no buildings included with the letting, any works carried out to the land will be on a Fully Repairing and Insuring basis for drainage, boundaries and fencing etc.

RENT

The rent will be payable 6 monthly in advance on 1st July and 1st January in each year.

ASSIGNMENT & SUBLETTING

Assignment and subletting will not be permitted.

USE

The land is to be farmed as permanent pasture for grazing and mowing only. The tenant will be required to farm to the usual standards of good husbandry throughout the duration of the tenancy and particular interest to good environmental standards and sustainability will be required. The successful applicant will be working closely with the Landowner to ensure that land is managed in a way to enhance the existing habitats and nature conservation qualities of the land.



WATER QUALITY

As the Landlord's priority is water quality, as such the Farm Business Tenancy will include the following terms:

- The tenant is not to place on the holding any hut, tent, etc
- Not to carry out sheep dipping on the holding
- The tenant shall not carry out any tipping or deposit any waste material on the holding
- The tenant shall not change the use of any building or make any manure heap
- The tenant shall not cause permit or allow anything which does or may pollute any water supply, watercourse, reservoir, pond etc
 - o Shall not use any herbicide, fungicide, insecticide or any artificial fertiliser unless agreed in writing by the landlord
 - o Shall store, spread, or otherwise deal with all manure so as not to pollute any water supply and in any case shall not spread it upon any part of the holding which lies with 50 meters of any such supply or waters
 - o Shall not make or keep silage upon the holding unless prior express consent is received from the landlord as to the area, method or storage and handling of effluent.
 - o Shall not overstock or over graze the pasture which results in poaching or bare soil and will keep full grass cover.
- Remove any carcass of any dead stock immediately

BEYOND NATURE

The land will be subject to specific management regimes, namely a Beyond Nature management plan. Beyond Nature is a Yorkshire Water initiative bringing together the benefits from land resources which are optimised by implementing a holistic approach, integrating the management of land, water and biodiversity. More information regarding the Beyond Nature management plan is available upon request.





GENERAL REMARKS

Back Cropping

The land is permanent pasture.

Services

The tenant will be responsible for meeting the cost of any services consumed or drainage rates incurred.

Rights of Way, Easements and Wayleaves

The property is to be let subject to all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not. The Landlord will retain the benefit of all wayleave payments in respect of any apparatus situated on the land.

Access rights will be retained over the land for the Landlord and their appointed agents or contractors in respect of carrying out any survey works (whether intrusive or not) and inspecting and maintaining the land subject to providing notice to the tenant. The tenant will be entitled to reasonable compensation for damage caused by exercise of these rights.

Payment Rights

The land is let without any payment rights. The tenant will be entitled to claim any payment rights throughout the duration of their term. Prospective tenants wishing to enter into any Countryside Stewardship Scheme should discuss this with the agent prior to submission of the tender.

Other Rights

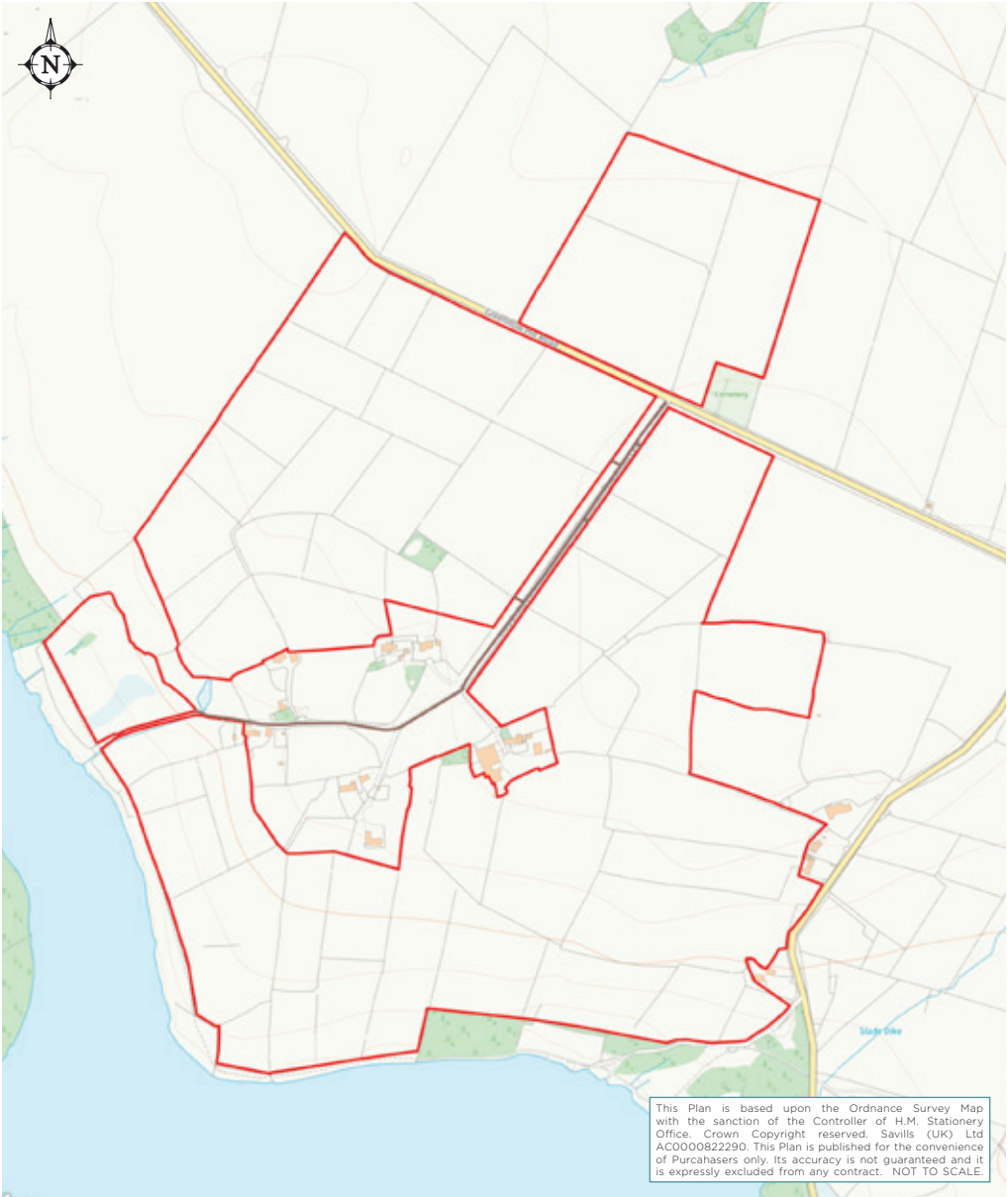
The sporting, mineral and timber rights are retained by the landlord.

Local Authority

The land is situated within the North Yorkshire County Council.

References

References (both practical and financial) may be requested and the Landlord reserves the right to take up these references.





INFORMAL TENDER PROCESS

Best and Final offers to be received by the agents at Savills, River House, 17 Museum Street, York, YO1 7DJ or by email to alexander.bellamy@savills.com by 30th May 2025.

GUIDE PRICE

In excess of £12,500 per annum.

AGENT CONTACT

For further details, application forms or a confidential discussion please contact the agents:

Jessica Heywood

jessica.heywood@savills.com
07976 527801

Alex Bellamy

alexander.bellamy@savills.com
07812 686349



Savills (UK) Limited

River House, 17 Museum Street,
York, YO1 7DJ

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Designed and Produced: 250512 JHAB