



**TO LET – In 2 Lots by Informal Tender**  
40.47ha (100 Acres) or thereabouts of Arable Land at Flamborough, Nr Bridlington

# Land at Flamborough, Nr Bridlington

40.47ha (100 Acres) or thereabouts of Lot 1 – 89 acres of Productive arable land Lot 2 – 11 acres of Permanent Pasture – To Let in 2 Lots

**Two parcels of arable land extending to around 40.47ha (100 acres)**  
Bridlington 3.5 miles | Filey 11.5 miles | Scarborough 17 miles - (All distances approximate)

## DESCRIPTION

This holding is the residual part of Beacon Farm, Flamborough and extends to approximately 100 acres comprising Lot 1; 89 acres of arable land, and Lot 2; 11.58 acres of permanent pasture.

The arable land is Grade 3 on the MAFF Agricultural Land Classification maps and is within the Burlingham 2 soil series, which is described as being suitable for winter cereals.

The majority of the holding is situated on the southern boundary of Flamborough village and extends to the cliff tops.

## LOCATION AND ACCESS

The land is situated on the edge of Flamborough village which is approximately 3.5 miles north east of the coastal town of Bridlington.

With the exception of one arable field, all the land lies within a ring fence and access is obtained via West Street through the former homestead or from the eastern boundary via South Sea Road.

Part of Lot 1 includes a single parcel of arable land situated on the western boundary of Flamborough village. Access to this land is directly from Bempton Lane.

## LOCATION PLAN



## DE-COUPLED PAYMENT SCHEME

The land is registered on the Rural Land Registry and has been used to claim the Basic Farm Payment.

If, during the course of the Farm Business Tenancy Agreement, there is a reallocation of entitlements (or any other change to the structure of the De-coupled Scheme) the tenant(s) will be required to obtain the maximum number of entitlements under any new scheme. The successful tenant(s) will be expected to co-operate in good faith with the landlord and the RPA in connection with this matter.

A copy of the relevant RLR maps is available for inspection at the Letting's Agent's office by appointment. Interested parties should satisfy themselves as to the accuracy of the same.

## METHOD OF LETTING

The land is offered to let as a whole or in two lots on a standard 6 year Farm Business Tenancy with effect from the 11<sup>th</sup> October 2024 or earlier by negotiation. The rent will be payable half yearly in arrears on the 6<sup>th</sup> April and 11<sup>th</sup> October of each year.

No subletting or assignment will be permitted.

If Lot 2 is to be used for non-agricultural use a different type of tenancy will be used.

Further details can be obtained from the letting agent upon request.

## STAMP DUTY LAND TAX (SDLT)

SDLT may be payable by the tenant(s) on the Farm Business Tenancy and prospective tenant(s) are advised to make their own enquiries to satisfy themselves as to their potential liability for SDLT.

## AREA SCHEDULE

Lot	Area	
	Hectares	Acres
Lot 1	36.68	90.64
Less: Trees & Quarry		1.87
Lot 2 - Grass	4.74	11.71 (est)
<b>Total</b>	<b>41.42</b>	<b>102.35</b>

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is let subject to all existing or any new easements, wayleaves and rights of way whether formally mentioned in these letting particulars and tenancy agreement or not.

The landlord will retain the payment for all easements and wayleaves on the land.

## TENANT RIGHT

There will be no tenant right payable at the commencement of the tenancy, nor will there be any compensation payable on the termination.

## PLANS AREAS AND SCHEDULES

The areas in these details are based on the Ordnance Survey data from the Land App system. All areas are subject to verification.

## TENDER

The land is to let by Informal Tender. Tenders are to be submitted to the Exchange Street Office by no later than 12 noon on **Friday 2<sup>nd</sup> August 2024**.

All tenders must be submitted in writing using the form attached to these particulars and in a sealed envelope clearly marked "**LAND AT FLAMBOROUGH - TENDER**".

We recommend that tenders submitted are for an odd figure to prevent two identical tenders being received. The lessors reserve the right not to accept the highest or any tender.

Interested parties are urged to register their interest with the letting agents as soon as possible.

## AGRI ENVIRONMENT SCHEMES

The land is not included in any SFI or Stewardship Scheme.

## CROPPING

The arable land has been continuously cropped with Winter Wheat. For 2024 the cliff top land is cropped with Spring Barley.

## VIEWING

Viewings can be arranged at any reasonable time provided the applicant has a set of these particulars.

## FURTHER INFORMATION

Dee Atkinson & Harrison:

Contact: T: 01377 253151

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