



TO LET on a 3 Year Farm Business Tenancy
17.18ha (42.45 Acres) or thereabouts of Productive Arable Land at Woodmansey,
Nr Beverley

Land at Woodmansey

17.18ha (42.45 Acres) or thereabouts of productive arable land

To Let on a 3 Year Farm Business Tenancy Agreement



One parcel of arable land extending to around 17.18ha (42.45 acres)
 Hull 6 miles | Beverley 2 miles - (All distances approximate)

DESCRIPTION

The land comprises of 42.45 acres (17.18 hectares) or thereabouts of deep medium loam land classified as Grade 3 and well suited to growing cereals, oil seeds and pulse crops. The 2024 crop is potatoes.

LOCATION AND ACCESS

The land is located with road frontage to the A1079 (Beverley – Hull Road) to the north of Woodmansey village.

Field access is available directly from the A1079.

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 to be let on a Farm Business Tenancy Agreement for a term of three years commencing 11th October 2024, by informal tender. A copy of the Heads of Terms on which the tenancy agreement(s) will be based are attached.

Interested parties are requested to submit their tender rent for the land using the attached form by 12 noon on **Friday 2nd August 2024** in a sealed envelope clearly marked: **“Land at Woodmansey – Tender”**. Tenders must be expressed as Total rent per annum.

We recommend that tenders are submitted for an odd figure to prevent two identical tenders being received. The landlord reserves the right not to accept the highest or any tender. If you have downloaded these particulars from the website please contact the Exchange Street Office for a copy of the Tender Form.

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

OS NG No.	Area	
	Hectares	Acres
TA0538 2228	17.18	42.45
Total	17.18	42.45

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.

N.B. There is a public footpath crossing the field which must be kept clear of any crop for a width of 1.0m.

DRAINAGE

Approximately one half of the field has been underdrained 30 years ago.

FIELD ENTRANCE BARRIERS

The tenant to ensure there is a field barrier which swings at the entrance to the field at all times.

VIEWING

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

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.

CROPPING:

This will be restricted to cereals and pulse crops. Potatoes and root crops will require the Landlords prior written consent.

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.

CONTAMINATED LAND

The Vendors are not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendors do not give any guarantee in this respect and advise the Purchaser(s) to make such enquiries and investigations, which may be necessary to satisfy themselves that none of this land is so filled.

VAT

In the event that the sale of the property or any part of it or any right attached to it becomes chargeable for the purposes of VAT such tax will be payable in addition to the rent.

SERVICES

There are no services to the land.

BASIC PAYMENT SCHEME (BPS)

The land is understood to have been registered on the Rural Land Register and has been used historically to activate Basic Farm Payment entitlements.

AGRI ENVIRONMENT SCHEMES

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

NITRATE VULNERABLE ZONE

The land is included within a Nitrate Vulnerable Zone.

TENURE & POSSESSION

The incoming Tenant(s) will be granted early entry, prior to 1st October 2024 following execution of the Farm Business Tenancy Agreement.

VIEWING & FURTHER INFORMATION

Interested parties may inspect the land on foot only whilst in possession of a set of these letting particulars and during daylight hours.

FURTHER INFORMATION

Dee Atkinson & Harrison:

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Details Prepared: July 2024

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Dee
Atkinson
& Harrison