

BADGER FARM

The Swinton Estate, Masham, North Yorkshire





BADGER FARM

THE SWINTON ESTATE, MASHAM, NORTH YORKSHIRE HG4 4JW

AN EQUIPPED LIVESTOCK FARM LETTING WITH A TRADITIONAL FARMHOUSE, RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS AND PRODUCTIVE GRASSLAND EXTENDING TO APPROXIMATELY 76.93 ACRES (31.13 HECTARES)

AVAILABLE AS A WHOLE OR IN TWO LOTS

Lot 1

Spacious Farmhouse, Modern and Traditional Farm Buildings and Productive Grassland extending to 21.11 acres (8.55 hectares)

Lot 2

Productive Grassland suitable for mowing or grazing extending to approximately 55.81 acres (22.59 hectares)

- Spacious four bedroom farmhouse
- Good quality meadow and pasture land
- Range of traditional and modern farm buildings
- Offered to let by informal tender on behalf of Swinton Estate
- Available on a Farm Business Tenancy for a term of ten years
- Tenders to be submitted no later than 12 noon on 18th July 2024



GSC GRAYS

PROPERTY • ESTATES • LAND

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Introduction

Badger Farm is an excellent opportunity for a successful applicant to live and manage a ringfenced livestock farm alongside the River Burn. The farm is located on the Swinton Estate close to the town of Masham in an attractive rural setting. At the centre of the holding is Badger Farm Farmhouse and a range of traditional and modern farm buildings. The land is all productive grassland with a mixture of meadow land and pasture. It is to be let as a whole or two lots for a term of ten years and presents a unique opportunity to rent an equipped holding from a progressive landlord.

Swinton Estate

The Swinton Estate has been in the ownership of the Cunliffe-Lister family since the 1880s.

Covering 20,000 acres in total, the Estate extends from the River Ure through lowland and hill farming country up to the open moorland, where it borders the Yorkshire Dales National Park. About two thirds of the land is farmland and forestry and one third open moorland, and the majority of the Estate sits within the Nidderdale National Landscape (formally Nidderdale Area of Outstanding Natural Beauty). The tenant farmers alongside the estate make a significant contribution to the landscape, helping to create the iconic scenery that defines the Yorkshire Dales.

Swinton has bold ambitions for environmental, social and financial sustainability across all the core estate businesses. Thriving tenanted farms are the lifeblood of the rural estate, and as the agricultural sector transitions away from BPS, an exceptional opportunity has arisen for a long-term tenancy of a valuable holding at the heart of the Estate. The Estate seeks an enthusiastic tenant willing to work collaboratively to manage the farm in progressive, sustainable and profitable way, and to jointly deliver the Estate's wider sustainability strategy.





Situation

The farm is positioned in a very attractive rural area close to the Yorkshire Dales National Park. Badger Farm is situated within the Swinton Estate, and is accessed via a private drive. The farm is located just 1 mile south of Masham which provides a full range of shops and local services. Larger towns of Thirsk and Northallerton and the city of Ripon lie within easy reach. The A1 motorway is around twenty minutes' drive and there are nearby rail links at Thirsk and Northallerton, both of which are on the East Coast Main Line. There is road access to all of the land included in the letting for most types of vehicles and machinery, although not all routes may be passable with very large loads or tankers.

The character of the local area is primarily rural with agriculture and tourism the primary industries. Local livestock auction marts include Leyburn and Thirsk with opportunities for direct marketing to local butcheries and shops as well as hotels and restaurants in the nearby vicinity.

Badger Farmhouse

Overlooking the surrounding farmland, the Farmhouse is a traditional, rendered, four bedroomed property under a pitched roof. The property benefits from double glazed windows throughout.

The large garden benefits from a gravelled patio area to the rear and a range of traditional brick outbuildings.

The accommodation is over two floors and comprises:

- Entrance porch
- Hallway
- Living Room with log burning stove
- Utility Room
- Dining Room
- Kitchen
- Rear Porch

Stairs to first floor leading to:

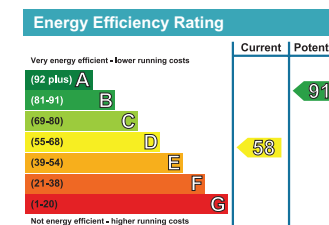
- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom

Services

The farmhouse is connected to mains electricity. It is supplied with a shared private spring fed water supply and has drainage to a private sewage disposal system. There is also an oil central heating system in the farmhouse.

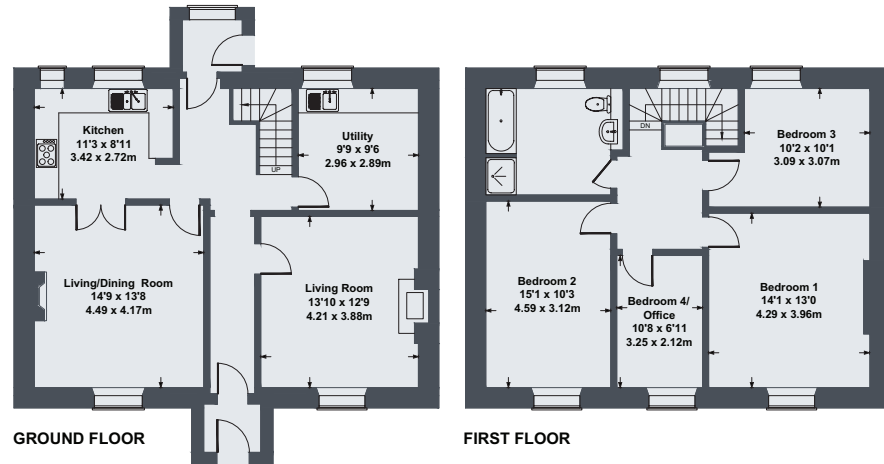
Energy Performance Certificate

The farmhouse has an Energy Performance Rating of D (58). It has a Council Tax band of D. The local authority is North Yorkshire Council (formerly Harrogate Borough Council).



Badger Farmhouse

Approximate Gross Internal Area
1549 sq ft - 144 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020



Farm Buildings

There are a variety of traditional and modern farm buildings at the farmstead. There is electricity and water as seen, and any further fixtures and fittings will be for the tenant to install to their own requirements. Full description of the buildings can be found below:

	Building	Dimensions	Description
A	Badger Farmhouse		As per above description.
B	General Purpose Building	11.12m x 5.43m	Timber framed, 3-bay general outbuilding. The building is of modern construction benefitting from electricity.
C	Timber pole barn	22.98m x 6.68m	Timber framed 5-bay building, open sided to the south with fibre-cement roof and UPVC/ACM guttering, benefitting from water.
D	General Purpose Building 2	13.72m x 10.02m	Metal framed building with half height blocked walls. Benefitting from a concrete floor. Please note this building is currently stripped of the roof and some of the walls.
E	Traditional Lean to	3.12m x 7.32m	Stone built lean to with slate roof.
F	Stone Building 1	17.54m x 6.72m	Double Height Stone Built Traditional Building.
G	Brick Building	8.75m x 4.65m	General Purpose Brick Building with Slate Roof.
H	Stone Building 2	21.25m x 5.67m	Single Storey Stone Building with Slate Roof and wooden stable doors.
I	Cattle Barn	4.86m x 10.06m	Brick Built and Stone Slate roof. Historically used as a cattle barn.
J	General Purpose Building 3	13.94m x 6.31m	Metal framed general purpose building with three bays and corrugated metal clad walls. Please note that this building does not have any services.
K	Cattle Shed 1	10.42m x 7.47m	Stone built shed with metal roof. This shed benefits from water and electric lights.
L	Cattle Shed 2	10.32m x 7.39m	Timber Framed stone built cattle shed.
M	Block Lean To	19.01m x 2.76m	Block Built Lean to with ACM Roof.
N	Sheep pens		Wooden sheep pens and race.

Access to building K can be obtained via the access shown shaded brown on the plan.





Lot 1

All of the land is permanent pasture and is classified as Grade 3 with freely draining, slightly acid loamy soils. It extends to 21.11 acres (8.55 hectares) with a mixture of hay meadows and pasture.

The field parcels are of good workable size and have water supplies included. Field boundaries consist of hedgerows and fences. To put and keep in repair all boundaries will be the responsibility of the incoming Tenant.

A full schedule of the land included in the letting can be found adjacent.

Lot 2

All of the land included within Lot 2 is permanent pasture and is classified as Grade 3 with freely draining, slightly acid loamy soils. It extends to approximately 55.81 acres (22.59 hectares).

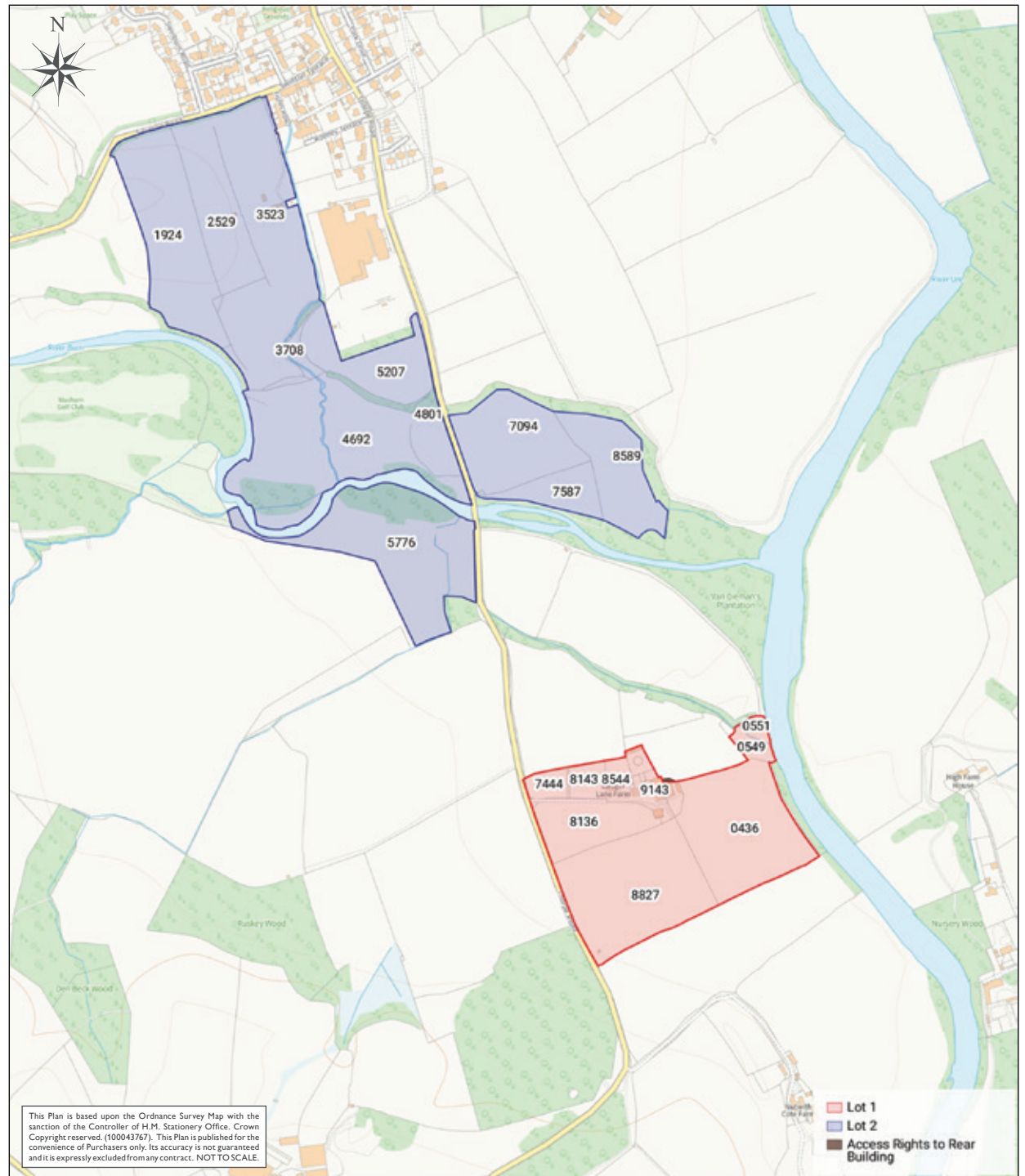
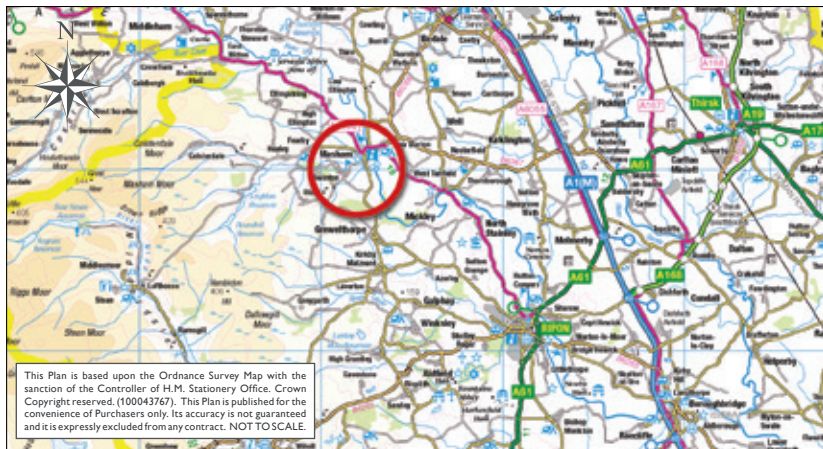
The land borders the River Burn and benefits from natural water. The land has some in field trees.

There are a number of small stone barns included with the land at Lot 2.

Sustainability

Swinton Estate recognises that the withdrawal of subsidy payments is a fundamental change to the traditional structure of farm business, particularly to upland livestock farms. With the increasing pressures of climate change and biodiversity loss, it is also recognised that environmental goods, on-farm innovation and adding value to output will play an increasingly important role in sustainable food production and resilient farm businesses. In accordance with current best practice guidance issued jointly by the CLA and TFA, the tenancy agreement will contain a joint Sustainability Statement to set out the guiding principles by which the parties will work together during and beyond the agricultural transition period.

Field Parcel	Area (ha)	Area(acres)	Details
LOT 1			
SE2379 0436	2.78	6.87	
SE2279 8827	3.08	7.61	
SE2279 8136	1.11	2.74	
SE2279 8143	0.27	0.67	
SE2279 7444	0.27	0.66	
SE2379 0549	0.18	0.44	
SE2379 0551	0.12	0.30	
SE2279 8544	0.24	0.58	Farmhouse & Garden
SE2279 9143	0.50	1.24	Farmyard
TOTAL LOT 1	8.55	21.11	
LOT 2			
SE2280 1924	2.78	6.87	
SE2280 2529	1.65	4.09	
SE2280 3523	3.86	9.54	
SE2280 3708	0.32	0.79	Woodland
SE2280 4801	0.25	0.62	Woodland
SE2280 5207	1.36	3.37	
SE2279 4692	4.66	11.53	
SE2279 5776	3.47	8.58	
SE2279 7094	2.00	4.94	
SE2279 7587	0.70	1.73	
SE2279 8589	1.52	3.76	
TOTAL LOT 2	22.59	55.81	
TOTAL OVR	31.13	76.93	



Tenancy

Available on a Farm Business Tenancy from September 2024.

Possession

Possession of the farm will be provided on the date the tenancy begins.

Term

Applicants should tender an annual rent for a term of 10 years.

Repairs

The Landlord will be responsible for the building structure including the roof, water supply to the buildings and electrics to the distribution board. The tenant will be responsible for all other repairs.

These will be detailed within the Farm Business Tenancy, which will be available for inspection and on the viewing days.

Rent

Rent will be paid monthly in advance from the start date of the agreement and will be reviewed every three years.

Uses

The use of the holding is restricted to agricultural use only, although consideration may be given to compatible diversified activities. There shall be an absolute covenant prohibiting assignment or sub-letting on the whole, or any part of the farm.

Resumption of part

The Landlord shall have the right to resume possession of any part of the land included in Lot 2 for any purpose at any time, including environmental improvements where it is not possible to deliver these jointly. This is to be limited to a maximum of 50% of the land area in total over the Term. The Landlord must give the tenant twelve months written notice and the tenant shall be entitled to an appropriate reduction in rent.





Break Clause

There will be a break clause in the third and sixth year of the tenancy agreement which will be exercisable by both the Landlord and the Tenant.

Landlord Rights

The timber rights, mineral and sporting rights are reserved for the benefit of the landlord or third party owner.

Basic Payment Scheme

There are no Basic Payment Scheme entitlements included in the letting.

Environmental Schemes

There are currently no environmental schemes across the holding.

The successful applicant will be able to apply to enter into schemes once they are in occupation. Any environmental schemes on the farm must receive prior written approval from the Estate.

Designations

Lot 1 is located within a Nitrate Vulnerable Zone. This does not cover Lot 2.

Public Rights of Way

There is a single footpath to the east of Lot 1 along the River Ure.

There are a number of public footpaths that cross Lot 2. Full details of these can be found on the North Yorkshire Definitive Map of public rights of way.

Plans

All plans, schedules and measurements have been prepared as carefully as possible and are based on the Ordnance Survey National Grid plans. These plans are published for administrative purposes only and although they are believed to be correct, the accuracy cannot be guaranteed.

Viewings

Viewings are strictly by appointment only on the pre-arranged open days with the letting agent, GSC Grays. Please contact GSC Grays on 01423 740120 for further information. Dates for viewing the holding will be between 10AM and 3PM on the 4th and 8th July 2024. The location of Badger Farm is shown on the location map, further details and directions can be obtained from the letting agents' office. The postcode of the property is HG4 4JW. The What3Words address is ///puns.stages.hikes

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: July 2024
Photographs taken: June 2024

