



17.4 acres Arable and grassland North Moor Road | York

BoultonCooper

BC
Est. 1801





17.4 acres Arable and

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Solicitors:
Text here



BoultonCooper

£1 Per Annum



GENERAL INFORMATION

LOCATION

The land is located directly off North Moor Road, on the outskirts of Easingwold. The land is approximately 2 miles north east of Easingwold market place. The land can be identified by the Stephensons Rural To Let Boards.

The nearest postcode YO61 4AZ.

what3words: Lot 1 ///cherubs.electrode.chips

Lot 2 ///guarding.lifeguard.grumble

DESCRIPTION

LOT 1 (edged red on attached plan)

Extending to a total of 11.98 acres, Lot 1 is divided into two parcels one of which has been used for maize production over recent years with the other being down to grass. For many years the grass field (4791) has been accessed from the east, however the prospective Tenant will be able to access this field from the road to the west. The arable field (5675) is accessed directly from North Moor Road

LOT2 (edged blue on attached plan)

Extending to 5.42 acres and is formed of a single grass field and is accessed directly from North Moor Road.

All the land is classified as being part within the Newport 1 Soil Series and part within the Blackwood Soil Series. Newport 1 Soils are described as being deep well drained sandy and coarse loamy soils affected by groundwater and at risk of wind and water erosion. Blackwood Soils are described as being deep permeable sandy and coarse loamy soils with groundwater controlled by ditches. The Agricultural Land Classification identifies the land as being Grade 3.

SERVICES

We are not aware of any services being connected to the land.

PLANS

Areas have been shown based on information from the RPA's plans.

MAIN TERMS OF AGREEMENT

The property is available to let on a Farm Business Tenancy Agreement, either as a whole or in 2 separate lots under the Agricultural Tenancies Act 1995. The Tenancy will be for an initial period of 3 years commencing on 6th April 2024 and until 5th April 2027. Alternative terms and proposals will be considered and should be detailed in the Tender submitted.

RENT PAYMENT

The rent will be payable half yearly in advance on 6th April and 6th October. The first rent day will be 6th April 2024 and the last rent day will be 6th October 2026.

BASIC PAYMENT SCHEME

There are no Basic Payment Scheme entitlements or payments available with the land.

ENVIRONMENTAL STEWARDSHIP (ES) SCHEMES & SUSTAINAB

The land is not included within any ES or SFI scheme. Prospective tenants wishing to enter the land into an ES or SFI scheme or any other scheme should provide details of this within the Tender submitted and ultimately Landlord's consent must be obtained in writing.

NITRATE VULNERABLE ZONE

The land is located within a Nitrate Vulnerable Zone.

HISTORIC/ARCHEAOLOGICAL FINDS

The Landlord will retain the right to all historic/ archaeological finds found on the property.

COST OF AGREEMENT

The successful Tenant will be expected to contribute £250 plus VAT towards the cost of setting up the Farm Business Tenancy.

REPAIR AND MAINTENANCE

Except where mentioned in the tenancy agreement, repairing and maintenance obligations will be the responsibility of the tenant.

POSSESSION

The Tenancy will commence on the 6th April 2024. Early entry available by agreement.

EASEMENTS AND WAYLEAVES

The land is let subject to all easements and wayleaves whether formally mentioned in the Tenancy Agreement including these letting details or not. The Landlord will reserve the right to retain the payment for all easements and wayleaves on the land.

OUTGOINGS

The Tenant will be responsible for any outgoings on the property.

RIGHTS OF WAY

As far as we know there are no public rights of way crossing the land.

USES

The use of the Holding will be restricted to agricultural use.

RECORD OF CONDITION

A photographic Record of Condition will be completed at the commencement of the Agreement. The Tenant will be expected to return the property in no worse condition than that at the commencement.

The condition of the property is considered to be in need of improvement, and proposals with regard to making improvements are welcomed as part of the Tender process.

INFORMAL TENDER PROCESS

Tenders for the land must be submitted on the tender form attached to these particulars. Completed tenders must be sent to the Agents York (Murton) Office, being, Stephenson's Rural, York Auction Centre, Murton, York, YO19 5GF.

Tenders must be received by 12 noon on Thursday 21st March 2024.

The Landlord does not undertake to accept the highest or indeed any Tender received.

REFERENCES

The Landlord reserves the right to request both financial and practical references.

VIEWING

Viewing is by permit from the Agents only.

Please note that if you have downloaded these particulars from our website, you must contact the Office to register your interest or you will not be included on further mailings regarding this letting.

AGENT CONTACTS

Alice Hood MRICS FAAV

Tel: 01904 489731

Mob: 0775 8214870

Email: alice.hood@stephenson.co.uk

R T Tasker MRICS FAAV

Tel: 01904 489731

Mob: 07801 685662

Email: rtt@stephenson.co.uk

LOCAL AUTHORITY

North Yorkshire Council, Civic Centre, Stonecross,
Rotary Way, Northallerton, DL6 2UU. Telephone:
0300 131 2131. Website: www.northyorks.gov.uk


LAND SCHEDULE

LOT 1 – 11.98 acres (4.85 hectares)

LOT 2 – 5.42 acres (2.19 hectares)

Please see the brochure for Land Schedule

Type here

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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