



Land at Aughton

An opportunity to rent 13.24 acres (5.36 hectares) of arable land on a 2 year Farm Business Tenancy

Description

The land at Aughton comprises a single arable field located to the North East of the village of Bubwith approximately 17 miles from York. The land is situated just minutes from the A163 providing good connections to Market Weighton and Selby.

The land is easily accessible from the North East corner of the field from a grass track set back from Long Lane.

General Information

Farm Business Tenancy Terms

Agreement: A two year Farm Business Tenancy (draft copy available on request)

Rent: The rent will be payable half yearly in advance.

Assignment/Subletting: Not permitted without landlord's consent

Use: The land is restricted to agricultural use only. The tenant will be required to farm to the usual standards of good husbandry throughout the duration of the tenancy.

Rights of way, Easements & 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.

Single Farm Payment Scheme

The Single Farm Payment entitlements for the land are the property of the current tenant. These may be available by separate negotiation.

Entry Level Stewardship

The land is not currently entered in an Entry Level Stewardship Scheme (ELS).

Designations

The land is not located within any designations or a Nitrate Vulnerable Zone.

Tender

Informal Tenders should be submitted by 3 pm on Friday 20th February 2015 to the Smiths Gore York Office.

Tenders must be submitted on the specified tender form attached to this brochure.

Viewing

The land may be inspected at all reasonable times with a copy of these particulars and at individuals own risk. Care should be taken with particular note to open ditches and drains.

Sporting Rights

All Sporting rights are reserved by the landlord.

Postcode

YO42 4PW

Local Authority

East Riding of Yorkshire Council
County Hall
Beverley
East Riding of Yorkshire
HU17 9BA

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

- i) The description and photographs are for guidance only and are not a complete representation of the property.
- ii) Plans are not to scale, are for guidance only and do not form part of the contract.
- iii) Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

Date of Information

Particulars prepared: January 2015
Photographs taken: January 2015

Contact Details

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