



To Let
Land at Green Farm
Gisburn Road, Hellifield, Skipton

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Gisburn Road, Hellifield, Skipton, BD23 4LA

127.28 acres (51.51 Ha)

Available from 25th March 2024

DESCRIPTION

An excellent block of predominantly meadow land situated within a ring fence on the edge of Hellifield village comprising the field parcels listed in the schedule across.

Bounded by a mixture of good quality stone walls and fences, this block of land comprises some of the best in the district and would be ideally suited for any livestock based system. Available for a term of up to 15 years from 25 March 2024, the Client is inviting tenders from parties who are interested in improving the inherent fertility of the land and taking best advantage of the emerging schemes available to farmers.

The land will be taken on a “put and keep” repair basis and the soil will be tested at the outset of the tenancy with an obligation for it to be returned to the landlord at the end of the term in a condition no worse than when it was taken over. Given its location on the edge of the settlement the Clients will require the occupier to propose a system of farming that is compatible with the existing neighbours.

The Clients reserve the right to recover possession of field number SD8556 6721 at any date during the term.

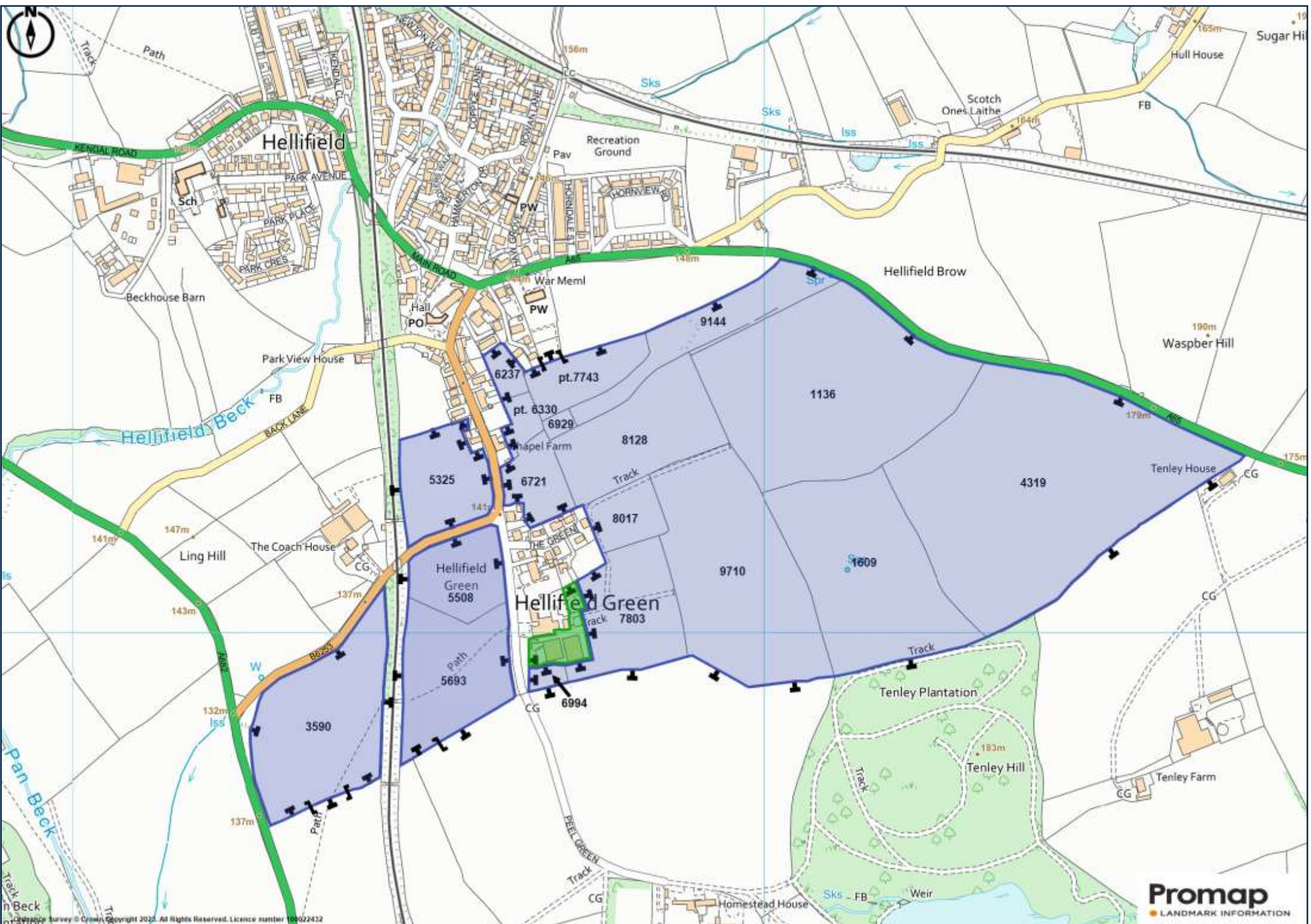
FARM BUILDINGS

The vacant farm buildings and yard outlined in the second schedule are potentially available to let under separate negotiation. However, all other buildings are not for let and will remain under occupation of the Clients. The current limiting factor is the lack of compliant yard drainage and slurry storage facilities. Any proposal must NOT rely on using the existing slurry store and yard drainage infrastructure.

FARM SALE

The outgoing tenant has the right to hold a farm dispersal sale and retain the use of fields 7803 and 6994 for this purpose and for parking, fields 5693 and 5508, to be arranged on dates up to and including 1 June 2024.

Field Number	Description	Acres	Hectares
SD8555 3590	Meadow	10.33	4.18
SD8555 5693	Meadow	6.87	2.78
SD8556 5508	Meadow	3.81	1.54
SD8556 5325	Meadow	4.55	1.84
SD8555 6994	Croft	0.44	0.18
SD8556 pt. 6330	Pasture	0.91	0.37
SD8556 6237	Pasture	0.86	0.35
SD8556 7803	Pasture	5.96	2.41
SD8556 8017	Pasture	2.10	0.85
SD8556 8128	Meadow	6.99	2.83
SD8556 6929	Pasture	0.32	0.13
SD8556 pt. 7743	Meadow	2.87	1.16
SD8556 9144	Pasture	4.77	1.93
SD8556 9710	Meadow	14.23	5.76
SD8656 1136	Meadow	19.27	7.80
SD8656 4319	Meadow	27.65	11.19
SD8656 1609	Meadow	13.02	5.27
SD8556 6721	Pasture	2.32	0.94
Total		127.28	51.51



TENURE

The land will be let under a Farm Business Tenancy using the standard CAAV template and except where specifically stated, tenderers should assume full repairing liability on a "put and keep" basis. Rent will be reviewed every three years to market value. It is not anticipated that rent will be subject to reduction in scale and tenderers should bear this in mind when making their bids. There will be a fee of £500 plus VAT as a contribution towards the landlord's costs for producing the agreement for letting.

INSURANCE

The landlord will be responsible for insuring the buildings and the tenant must carry their own insurance for operations, livestock and machinery together with public liability.

SPORTING RIGHTS

The sporting rights will be reserved by the landlord and not included in the letting. However, they will not be let out during the term.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is let subject to all existing rights affecting it. A right of way will be granted through the farm yard to access the land subject the Clients reserving the right to provide a suitable alternative.

WHAT3WORDS

///aimless.shallower.typified

VIEWINGS

Viewings will be strictly by appointment only.

TENDERS & ENQUIRIES

Written offers for the letting must be submitted in writing by 12 noon on Friday 22 December 2023. These should include all aspects of the proposal for taking on the property together with an indication of how you will afford and sustain the rent tendered.

LETTING PROCESS

All tenders received will be discussed with the Clients and applicants should be aware that the Clients reserve the right to request any information from tenderers including the right to inspect your current holding and take up references, which will not be used without your prior consent. Before any letting is agreed, the Clients will require proof of funding for the proposal made.

For further enquiries please contact Owain Turvill at WBW Surveyors on 01756 692900 or email: owain.turvill@wbwsurveyors.co.uk

Particulars prepared November 2023

Description	Approximate Dimensions (m)	Gross Internal Area	
		Sq Metre	Sq Feet
1. Covered Silo Steel portal frame with solid block walls, under Yorkshire boarding with a fibre reinforced cement roof. Currently used as loose housing.	36.17 x 16.16	585	6292
2. Lean-to Double bank of cubicles with mattresses and an automatic scraper with outdoor feed yard beyond.	36.17 x 6.95	251	2706
3. Main cubicle shed Steel portal frame cubicle shed with central feed passage and automatic scrapers.	23.62 x 28.98	685	7368
4. Loose Housing Monopitched L-shaped shed with Yorkshire boarding and steel sheet doors.	7.88 x 5.07 3.94 x 13.37	93	997
5. Silage clamp Concrete sleeper walls and concrete floor.	12.90 x 36.17	467	5022



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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.