



TO LET - 50.78 acres of Grassland at Easingwold, York Available in 2 Lots

BoultonCooper

BC
Est. 1801



An opportunity To Rent 50.78 acres of Grassland at Easingwold, York

Available to rent as a
whole or in 2 lots:

**LOT 4 – Land on North East
side of Thirsk Road – 29.60
acres of Grassland**

**LOT 5 – Land on west side of
Toft Ings Lane – 21.18 acres of
Grassland**

GENERAL INFORMATION:

LOCATION:

Lot 4 is located directly off Thirsk Road on the outskirts of Easingwold. The land is approximately 2 miles north east of Easingwold Town Centre.

The nearest postcode is YO61 3NG.

Lot 5 is located directly off Toft Ings Lane on the outskirts of Easingwold. The land is approximately 1.0 miles west of Easingwold Town Centre.

The nearest postcode is YO61 3LA.

DIRECTIONS:

Lot 4 – From Easingwold Town Centre take the Thirsk Road travelling north out of Easingwold and continue 1.6 miles and the property is located on your right hand side and can be identified by the Boulton Cooper To Let board. Access also available from North Moor Road.

Lot 5 – From Easingwold Town Centre take Raskelf Road travelling west of Easingwold and continue for approximately 0.6 miles and the land is located on your right hand side and can be identified by the Boulton Coper To Let board.

DESCRIPTION:

Lot 4 is laid to grass with some areas of woodland and extends to approximately 29.60 acres (11.98 ha) and can be identified by the red boundary on the attached plan. The land is classified as being

within the Sessay and Blackwood Soil Series. Sessay Soil Series are described as being fine and coarse loamy often stoneless, permeable soils affected by groundwater. Associated with slowly permeable seasonally waterlogged fine loamy over clayey and clayey soils. Generally flat land. Blackwood Soil Series are described as being deep permeable sandy and coarse loamy soils. Groundwater controlled by ditches. The Agricultural Land Classification identifies the land as being Grade 3.

Lot 5 is predominantly laid to grass with some areas of woodland and extends to approximately 21.18 acres (8.57ha) and can be identified by the blue boundary on the attached plan. The land is identified as being within the Sessay and Newport 1 Soil Series. Sessay soil series are described as being fine and coarse loamy often stoneless, permeable soils affected by groundwater. Associated with slowly permeable seasonally waterlogged fine loamy over clayey and clayey soils. Generally flat land. The Newport 1 Series is described as being deep well drained sandy and coarse loamy soils. Some sandy soils affected by groundwater. Risk of wind and water erosion. The Agricultural Land Classification identifies the land as being Grade 3.

SERVICES:

Mains water is connected to Lot 5.

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

PLANS:

Areas have been shown based on Promap measurements taken from Landmark information.

NB: At the time of advertising the Agent, nor Landlords can confirm the exact claimable area, or the number of Entitlements available. Interested parties should satisfy themselves with the claimable areas for the purpose of the Basic Payment Scheme, when submitting your Tender.

MAIN TERMS OF AGREEMENT:

The property is available as a whole or in 2 Lots to be let on a Farm Business Tenancy. Initially the Tenancy will be for 2 years and until November 2022. Alternative terms and proposals will be considered and should be detailed in the Tender submitted.

RENT PAYMENT:

The rent will be payable 6 monthly in advance.

BASIC PAYMENT SCHEME:

The land is registered with the Rural Payments Agency and has been used to claim the Basic Payment Scheme.

The Basic Payment Entitlements attributable to the land, based on the outgoing 2020 claim, will be transferred to the incoming Tenant to use for the duration of the Tenancy. The 2020 Claim is reserved to the outgoer and the incomer will be bound for Cross Compliance Regulations for the remainder of 2020. Prospective Tenants should satisfy themselves as to the eligible areas. The Basic Payment Entitlements attributable to the land, based on the outgoing 2020 claim, will be transferred to the incoming Tenant to use for the duration of the Tenancy.

There will be no ingoing payment for the Basic Payment Scheme Entitlements. The incoming Tenant will be obliged at his cost to transfer the Entitlements back to the Landlord or their nominee

at the termination of the Farm Business Tenancy Agreement, for no payment.

ENVIRONMENTAL STEWARDSHIP SCHEMES:

The land is not included within the Agri Environment Scheme. Tenants who wish to consider entering the land in to an Agri Environment Scheme must first obtain the Landlord's consent in writing.

TENANT RIGHTS AND DILAPIDATIONS:

The Landlord will retain the right to claim for any dilapidations at the termination of the Tenancy.

NITRATE VULNERABLE ZONE:

The land is located within a Nitrate Vulnerable Zone. The occupier of the land will be responsible for ensuring Nitrate Vulnerable Zone records are kept up to date for the Holding.

OUTGOINGS:

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

COST OF AGREEMENT:

The successful Tenant will be expected to contribute £200 plus VAT towards the cost of setting up the Farm Business Tenancy.

REPAIR AND MAINTENANCE:

Repairing and maintenance obligations will be as set out in the Agricultural (Model Clauses for Fixed Equipment) Regulations 2015 (SI NO.950).

POSSESSION:

The property will be available for possession as soon as a Farm Business Tenancy is executed.

OTHER RIGHTS:

All Sporting, Timber and Mineral Rights will be retained by the Landlord.

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 that that at the commencement.

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

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.

RIGHTS OF WAY:

As far as we are aware there are no rights of way crossing the land. The land is let subject to and with the benefit of all rights of way whether mentioned in these letting particulars or not.

USES:

The use of the Holding will be restricted to agricultural use unless permission is granted by the Landlord for alternative use.

INFORMAL TENDER PROCESS:

Best and Final Offers will be received at the Agents Malton Office, being Boulton Cooper, St Michaels House, Malton YO17 7LR by 12 noon on the 5th November 2020.

Please contact one of the Agents for a Tender form.

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

REFERENCES:

A reference may be requested with the Landlord reserving the right to undertake credit checks.

VIEWING:

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.

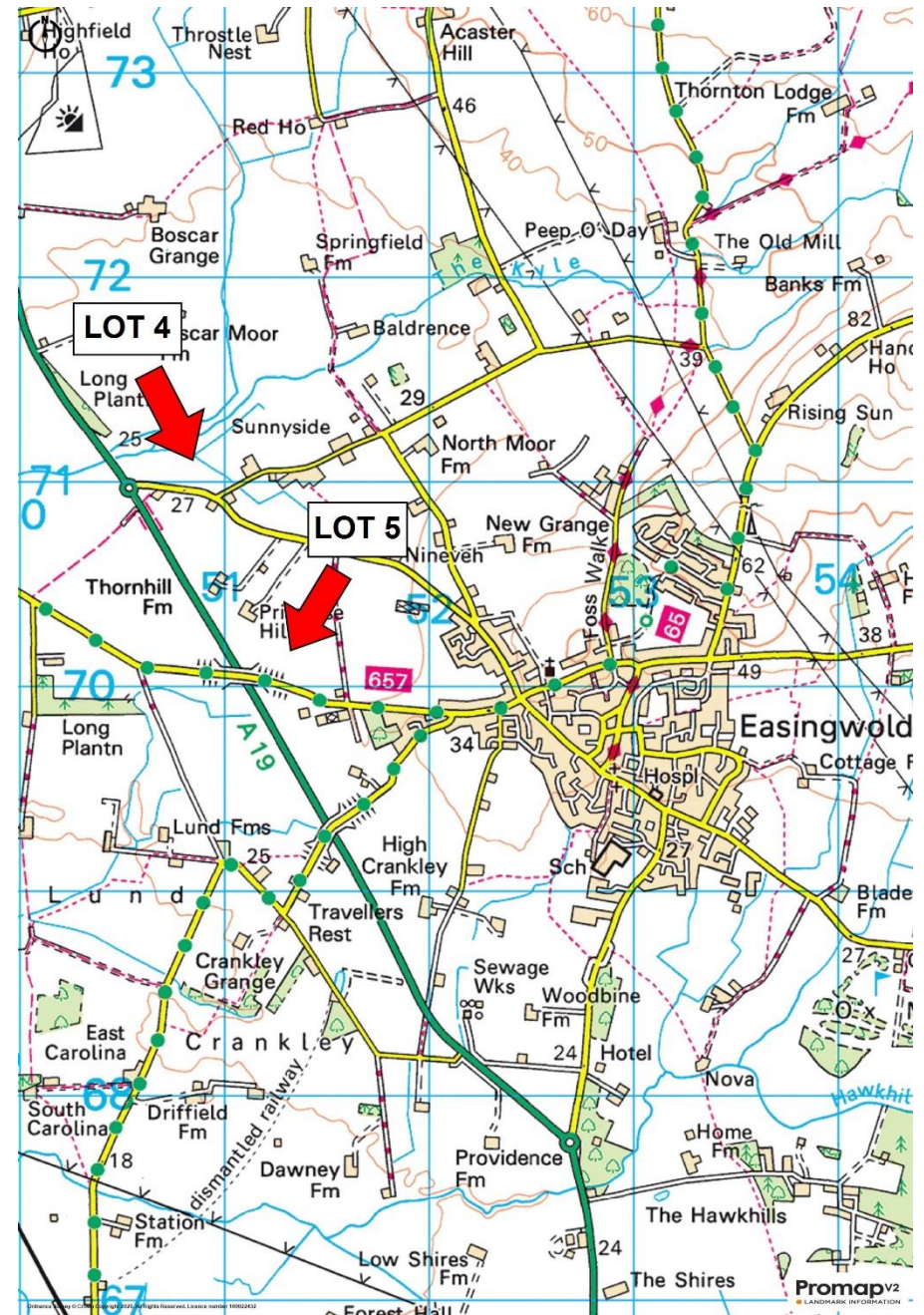
AGENT CONTACTS:

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Email: jas@boultoncooper.co.uk

Beth Dickinson BSc (Hons) MRICS FAAV
Tel: 01653 692151
Email: beth.dickinson@boultoncooper.co.uk

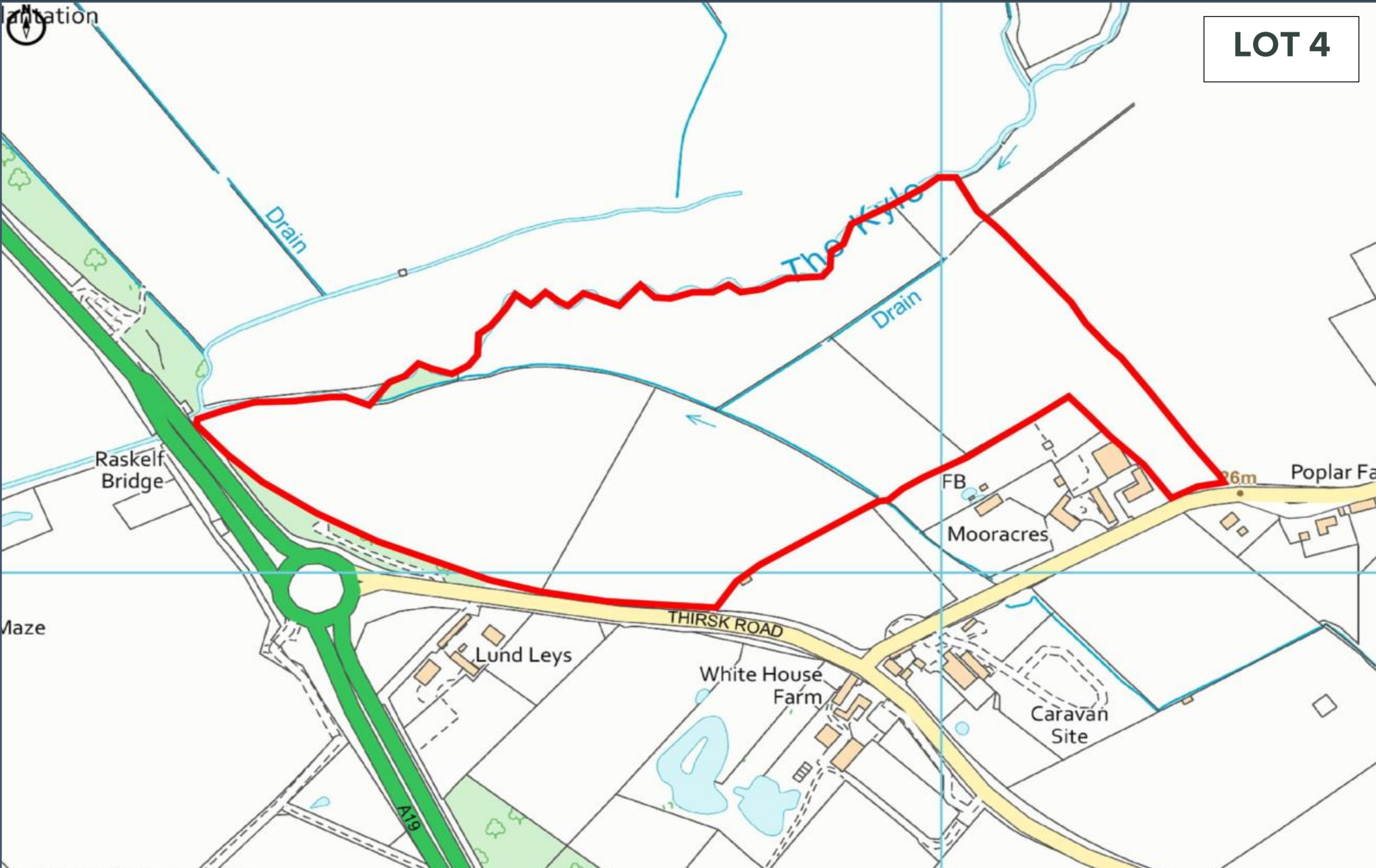
LOCAL AUTHORITY:

Hambleton District Council,
Civic Centre,
Stonecross,
Rotary Way,
Northallerton
DL6 2UU
Telephone: 01609 779977





LOT 4



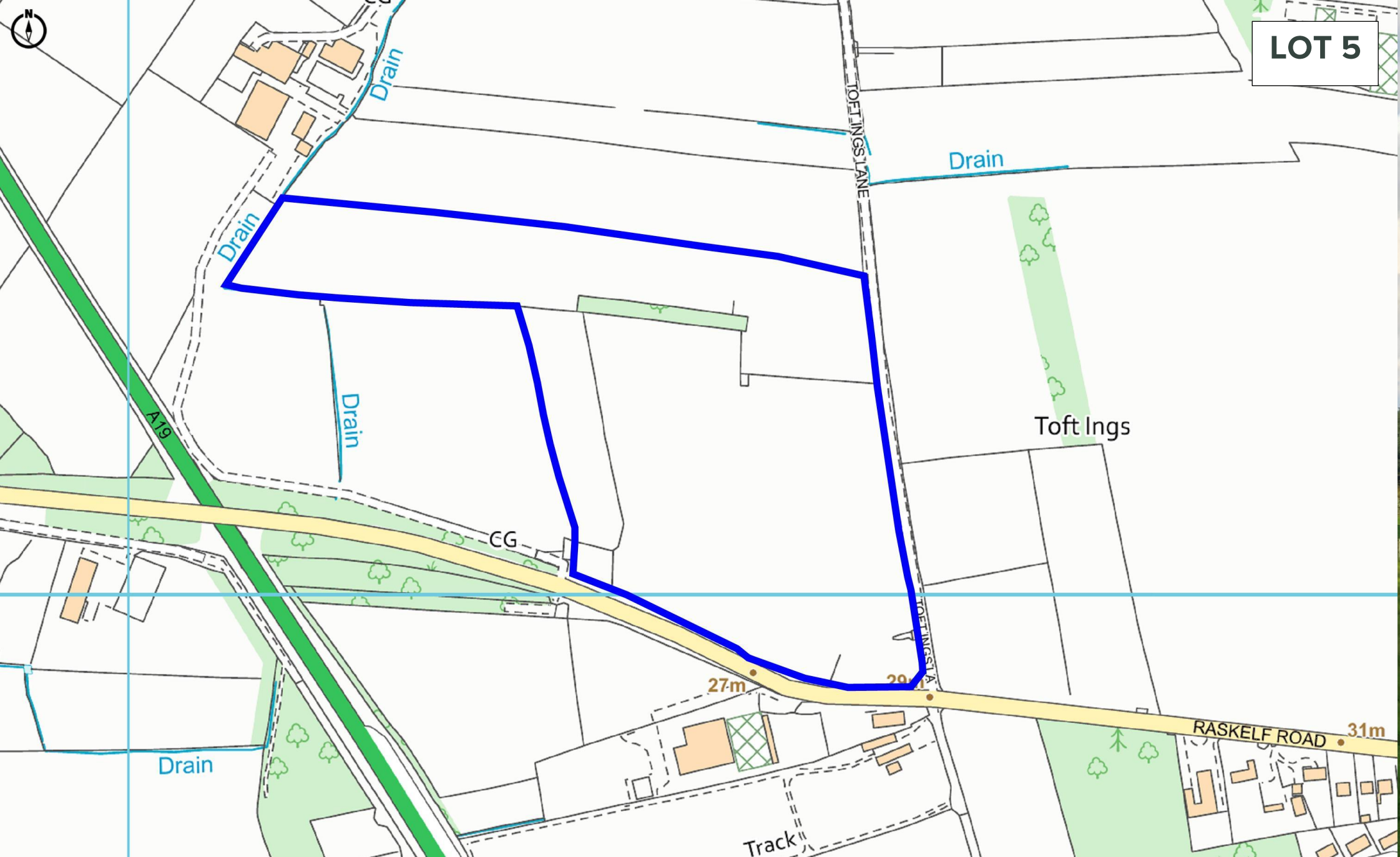
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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information 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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LOT 5



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