

MANOR FARM  
OULSTON  
N YORKSHIRE

\*\*\*\*\*

LIVESTOCK / STORAGE BUILDINGS

APPROX 8,800 SQ FT

&

50.33 ACRES / 20.37 HECTARES

OF GRAZING & MOWING LAND

\*\*\*\*\*

AVAILABLE TO RENT AS A WHOLE  
ON A FARM BUSINESS TENANCY  
UNTIL 30TH SEPTEMBER 2018

\*\*BASIC PAYMENT SCHEME ENTITLEMENTS INCLUDED\*\*

\*\*\*\*\*

\*\*COPY OF AGREEMENT AVAILABLE FOR INSPECTION AT AGENTS OFFICE\*\*

Tender Date: Friday 20th March 2015 at 12 Noon

York Auction Centre Murton York YO19 5GF  
T: 01904 489731 F: 01904 489782 enquiries@stephenson.co.uk



01904 489731  
[www.stephenson.co.uk](http://www.stephenson.co.uk)

Stephenson  
Est 1871 & son

**LOCATION:**

The land is located at Manor Farm, Oulston, North Yorkshire YO61 3RB.

From Easingwold head towards Crayke on Back Lane and turn left onto Oulston Road. Continue for approximately 3.5 miles into the centre of Oulston and turn left. Continue forward and the entrance to Manor Farm will be found in approximately 160m on the left hand side.

Upon entering the farm yard the buildings will be found on the right hand side.

A further access to the land will be located by the Stephenson & Son To Let Board along the Oulston Road and as indicated on the attached plans.

**ACCESS:**

Access can be gained to the land through the main farm yard, or directly off Oulston Road as identified on the attached plan.

Fields 2699 and 3377 can be accessed from field 3528 along the track identified in brown on the attached plan.

**DESCRIPTION:****Buildings:**

*Edged in blue on the attached plan*

**Building 1 - 105' x 34' plus lean to 75' x 25'**

*With concrete floor, partitioning wall between main building and lean too, and water connection.*

**Building 2 - 105' x 45'**

*With concrete floor, and water connection.*

*Part of building two and adjacent buildings are utilised by an existing Tenant and it will be expected of any incoming Tenant that this use is respected.*

To the front of the buildings there is a concrete apron. Opposite this there is an area that will be included within the Tenancy for the storage of bedding and manure.

**Land:**

The land area extends to approximately 50.33 acres (20.37 hectares) and is laid to grassland mainly suitable for grazing purposes. Some of the land is suitable for mowing.

The land has previously been used for the grazing of sheep and cattle. All of the land parcels are enclosed by a series of either stock proof fencing or dry stone walling. Any incoming tenant would be expected to make good any fences and walling to make stock proof and to leave in a stock proof state at the termination of the Tenancy.

**LAND SCHEDULE:**

*Edged in red on the attached plan*

NG Field	Area	
	Hectares	Acres
5422	2.23	5.51
3528	3.32	8.2
7195	7.11	17.57
6177	1.65	4.08
3377	3.73	9.22
2699	2.28	5.63
4637	0.05	0.12
<b>Total</b>	<b>20.37</b>	<b>50.33</b>

**SERVICES:**

Water and electricity are connected to the buildings and will be charged on a metered basis according to use.

**WAYLEAVES & EASEMENTS:**

The benefit of all easements and wayleaves whether mentioned in these particulars or not will be retained by the Landlord. The Landlord also reserves the right to establish new service connections across the property including water and electricity and to retain any benefit that may arise from the creation of any new wayleaves and easements.

**VIEWING:**

Interested parties are asked to contact Edward Stephenson or Jack Ayres - Sumner at Stephenson and Son, York Auction Centre, Murton, York, YO19 5GF - Tel: 01904 489731, to make an appointment.

Manor Farm is a working farmyard and all visitors are asked to respect the nature and existing use of the property, along with any residential properties.

## SCHEDULE OF LAND:

### Term:

The land is available to let on a Farm Business Tenancy until 30th September 2018. The incoming tenant will be granted immediate entry onto the land where possible, subject to the granting of the Farm Business Tenancy.

### Rent:

The rent will be payable quarterly in advance on the 1st Jan, 1st April, 1st July and 1st Oct.

The first rent payment date will be the 1st April 2015.

Value Added Tax will be payable on the rent.

### Basic Payment Scheme:

The land is registered with the Rural Payments Agency. The Single Farm Payment was claimed by the Landlord in 2014. The new Basic Payment Scheme entitlements attributable to land will be transferred to the incoming tenant for their use for the duration of the Tenancy in relation to the claimable area. The Tenant will be expected to transfer the entitlements back to the Landlord at the expiration of the Tenancy.

### Environmental Stewardship:

The land is entered into an Environmental Stewardship scheme which expires on the 31st December 2015. The Landlord will retain the right to receive this payment until the scheme expires. Further details are available from the Agents on request.

### Nitrate Vulnerable Zone:

The land lies within a Nitrate Vulnerable Zone.

### Drainage Rates:

Where applicable drainage rates will be paid by the tenant.

### Repair & Maintenance:

The Tenant will be responsible for the maintenance of tracks, all hedges, fences, walls, gates, ditches, drains etc and for any damage for which they are responsible for.

Maintenance of any tracks used by multiple users will be charged according to user and the specific damage caused.

A record of condition has been taken of the buildings, tracks and field boundaries and they will need to be maintained in the same state of repair as they were at the commencement of the tenancy, with any boundaries maintained and left in a stock proof condition.

### Costs of the Agreement:

The tenant is to contribute £200 plus vat towards the costs of setting up the Farm Business Tenancy Agreement and towards the cost of transferring the BPS entitlements.

### Rights of Way:

There will be a continued use of the access into the farm-yard by an existing Tenant to access neighbouring land and buildings. This use will be allowed to continue unrestricted.

There is a public footpath running along the farm access which continues along the track positioned adjacent to field 5422. This continues along the eastern boundary of field 7195 and into field 6177. The footpath in field 5422 is also joined by a further footpath which crosses field 3528.

There is a further public right of way from the north east of field 7195 which joins the footpath already described at field 6177.

### TENDERS:

The land is available to let until the 30th September 2018 by Private Tender.

Tenders should be completed on the attached form. Tenders are asked to be for an annual amount with the period from the commencement of the Tenancy up until the 30th September 2015 being calculated on a pro rata basis based on the tendered amount.

Please also include a brief description of the following:

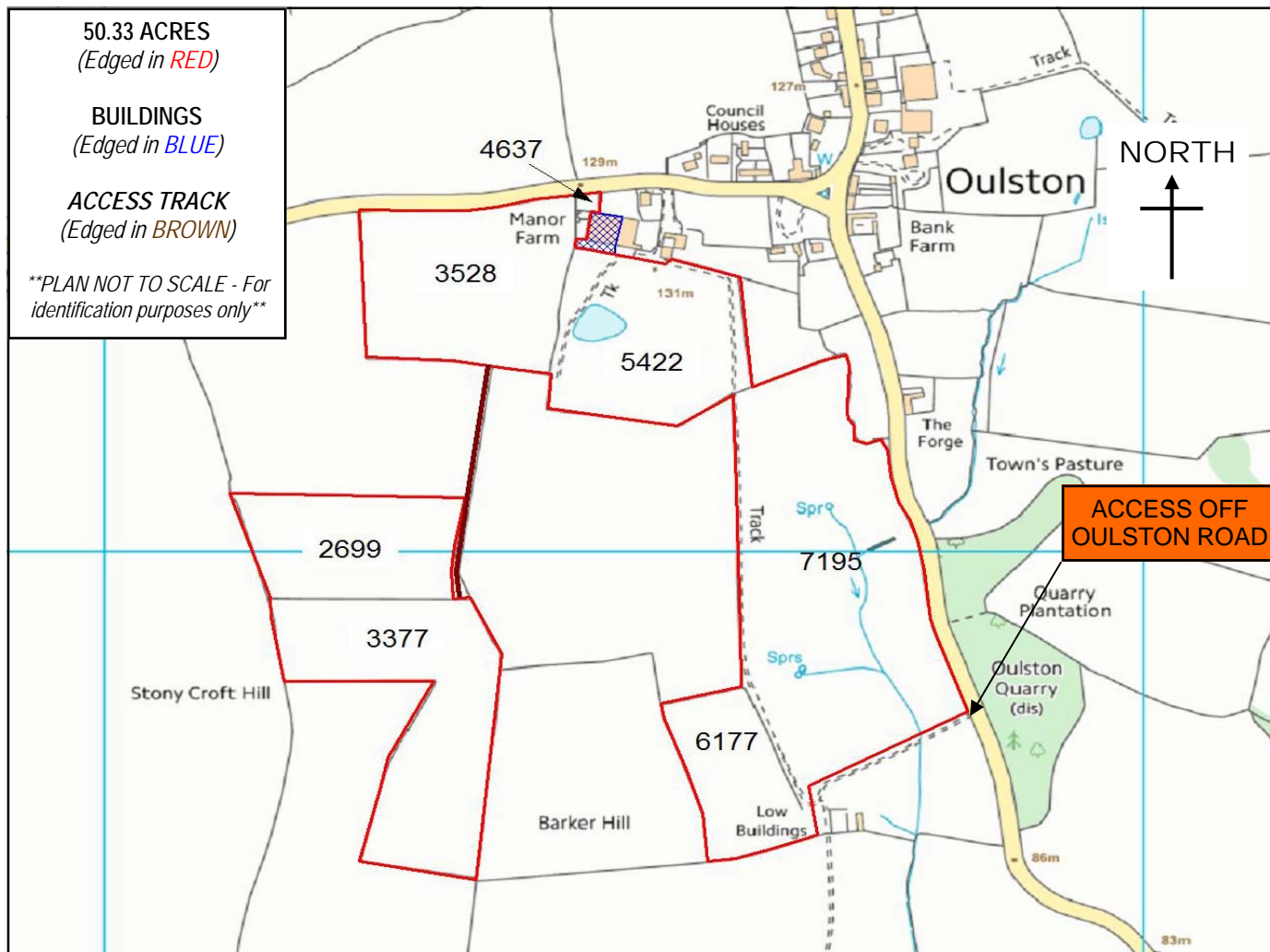
1. The proposed use of the buildings and land;
2. Current farming activities that you or your business are involved in. If you are not currently farming then please provide an outline of your current occupation.

Please also provide at least one reference that the landlord or their Agent's may contact should they deem it necessary.

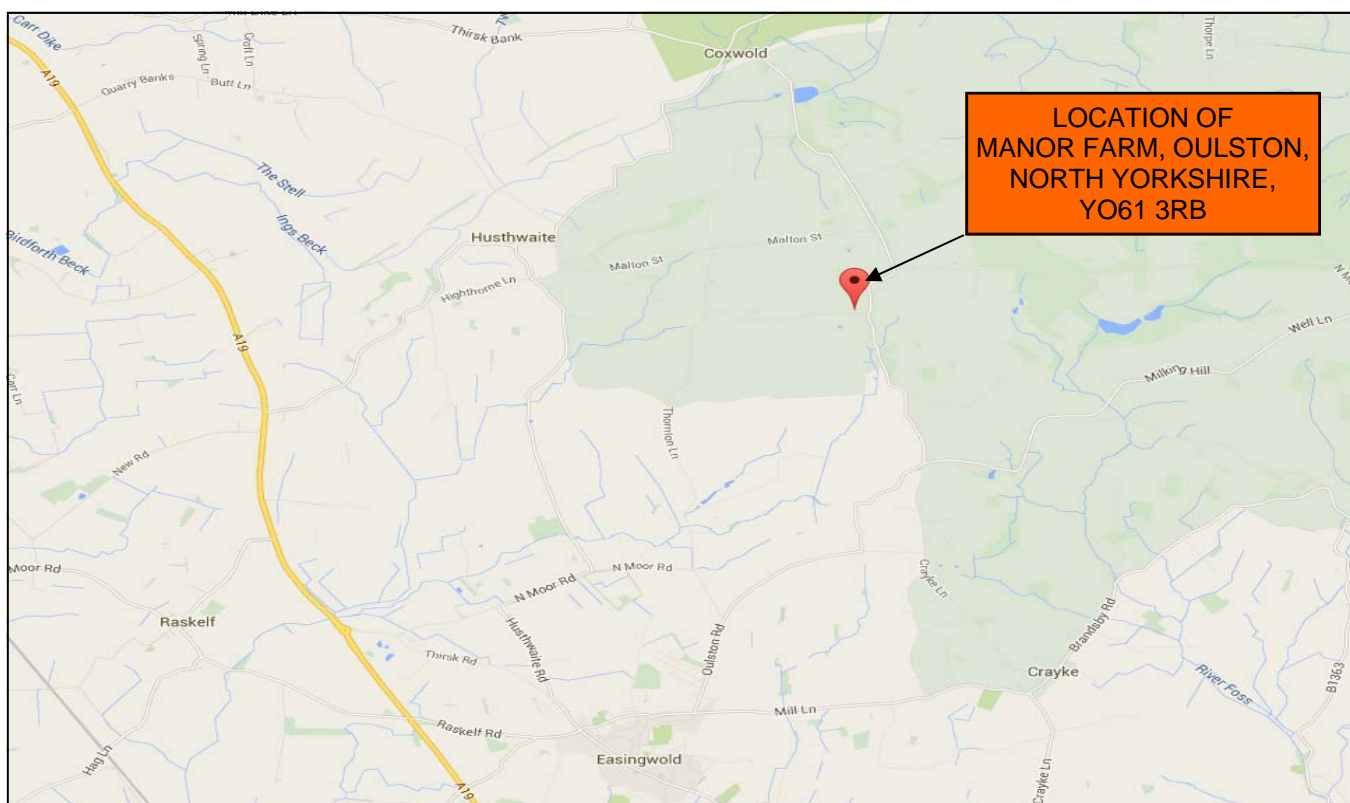
The Landlord or their Agent's may wish to discuss proposed Tenders with applicants, which may involve a visit to the applicants current agricultural property and holding or place of work should they deem it necessary.

Tenders to be submitted to the Agent at Stephenson & Son, York Auction Centre, Murton, York YO19 5GF  
**before 12 noon on Monday 20th March 2015**  
in a sealed envelope marked:

**PLAN OF BUILDINGS & LAND AT MANOR FARM, OULSTON, NORTH YORKSHIRE YO61 3RB**



**LOCATION OF MANOR FARM, OULSTON, NORTH YORKSHIRE YO61 3RB**



## FORM OF TENDER

1. Tenders to be submitted to the Agent at Stephenson & Son, York Auction Centre, Murton, York YO19 5GF before 12 noon on Friday 20th March 2015 in a sealed envelope marked:

*'Tender - Buildings & Land at Manor Farm, Oulston, North Yorkshire'*

2. The offer must be unqualified and for a fixed amount per annum.
3. Escalating bids will not be considered, nor will any offer which is calculable by reference to another offer.
4. The Landlord does not undertake to accept the highest or indeed any tender received.
5. Tenders are advised to make their offer for an odd figure to avoid two or more identical offers received.

I/We hereby offer to rent the buildings and 50.33 acres (20.37 hectares) of land at Manor Farm, Oulston, North Yorkshire, YO61 3RB on a Farm Business Tenancy as described and edged on the plan attached to these particulars produced by Stephenson & Son.

£ \_\_\_\_\_

(Amount in words) \_\_\_\_\_

\_\_\_\_\_

NAME:.....

ADDRESS: .....  
.....  
.....

TELEPHONE NUMBER(S): .....

EMAIL ADDRESS:.....

\*\*\*\*\*

### REFERENCE DETAILS:

NAME:.....

ADDRESS: .....  
.....  
.....

TELEPHONE NUMBER(S): .....

EMAIL ADDRESS:.....

- Tender forms to be returned in a sealed envelope marked *'Tender - Buildings & Land at Manor Farm, Oulston, North Yorkshire'*
- Tender forms to be returned by 12 noon on Friday 20th March 2015

SIGNED:		DATED:	
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