

LAND OFF NORTHGATE LANE  
GATE HELMSLEY  
YORK  
YO41 1NN

\*\*\*\*\*

APPROXIMATELY  
25.97 ACRES / 10.51 HECTARES  
OF GOOD QUALITY PRODUCTIVE ARABLE LAND  
AVAILABLE TO RENT AS A WHOLE  
ON A FARM BUSINESS TENANCY

\*\*\*\*\*

FOR A TERM OF THREE YEARS  
FROM OCTOBER 2014

SINGLE FARM PAYMENT ENTITLEMENTS INCLUDED

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

Tender Date: Monday 20th October 2014 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 off Northgate Lane, Gate Helmsley, York.

From Gate Helmsley head towards Upper Helmsley and turn left onto Northgate Lane. Continue for approximately 0.5 miles and the entrance to the land will be found on the left hand side located by the Stephenson & Son To Let Board. The land can be found at the end of the track.

**ACCESS:**

Access to the land is identified on the attached plan via a farm track.

**DESCRIPTION:**

The land provides productive arable land suitable for growing a range of crops.

The land has been cropped with spring barley for the previous 3 cropping seasons, and is currently in stubble following this years harvest.

The Soil Survey of England and Wales identifies the land as being in the Everingham series. These soils are predominantly deep stoneless permeable fine sandy soils. The Agricultural Land Classification Maps identify the land as Grade 3.

The tenant will be permitted to grow up to 4 hectares of root crops in each year, but only once on each field during the term of the tenancy.

**LAND SCHEDULE:** *Edged in red on the attached plan*

NG Field	Area	
	Hectares	Acres
2603	2.02	4.99
3499	2.05	5.07
4396	2.59	6.40
2585	3.85	9.51
<b>Total</b>	<b>10.51</b>	<b>25.97</b>

**WALEAVES & EASEMENTS:**

There is a wayleave in favour of Northern Power Grid with the right to any payments retained by the Landlord.

**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

**SCHEDULE OF LAND:****Term:**

The land is available to let on a 3 year Farm Business Tenancy, from October 2014. The incoming tenant will be granted immediate entry onto the land where possible, subject to the Farm Business Tenancy.

**Single Payment Scheme:**

The land is registered with the Rural Payments Agency. The current Single Farm Payment entitlements attributable to land will be transferred to the incoming tenant for the use for the duration of the Tenancy in relation to the claimable area. It is expected that the incoming Tenant will be able to use these Entitlements to receive payments under the new Basic Payment Scheme in 2015.

**Environmental Stewardship:**

The land is not currently entered into an Environmental Stewardship scheme.

**Nitrate Vulnerable Zone:**

The land lies within a Nitrate Vulnerable Zone.

**Drainage Rates:**

Where applicable drainage rates will be payable by the tenant.

**Repair & Maintenance:**

The Tenant will be responsible for the maintenance of the access track, all hedges, ditches, drains etc.

A record of condition has been taken for the track and hedges and they will need to be maintained in the same state of repair as they were at the commencement of the tenancy.

**Costs of the Agreement:**

The tenant is to contribute £150 plus vat towards the costs of setting up the Farm Business Tenancy Agreement and towards the cost of transferring the SPS entitlements.

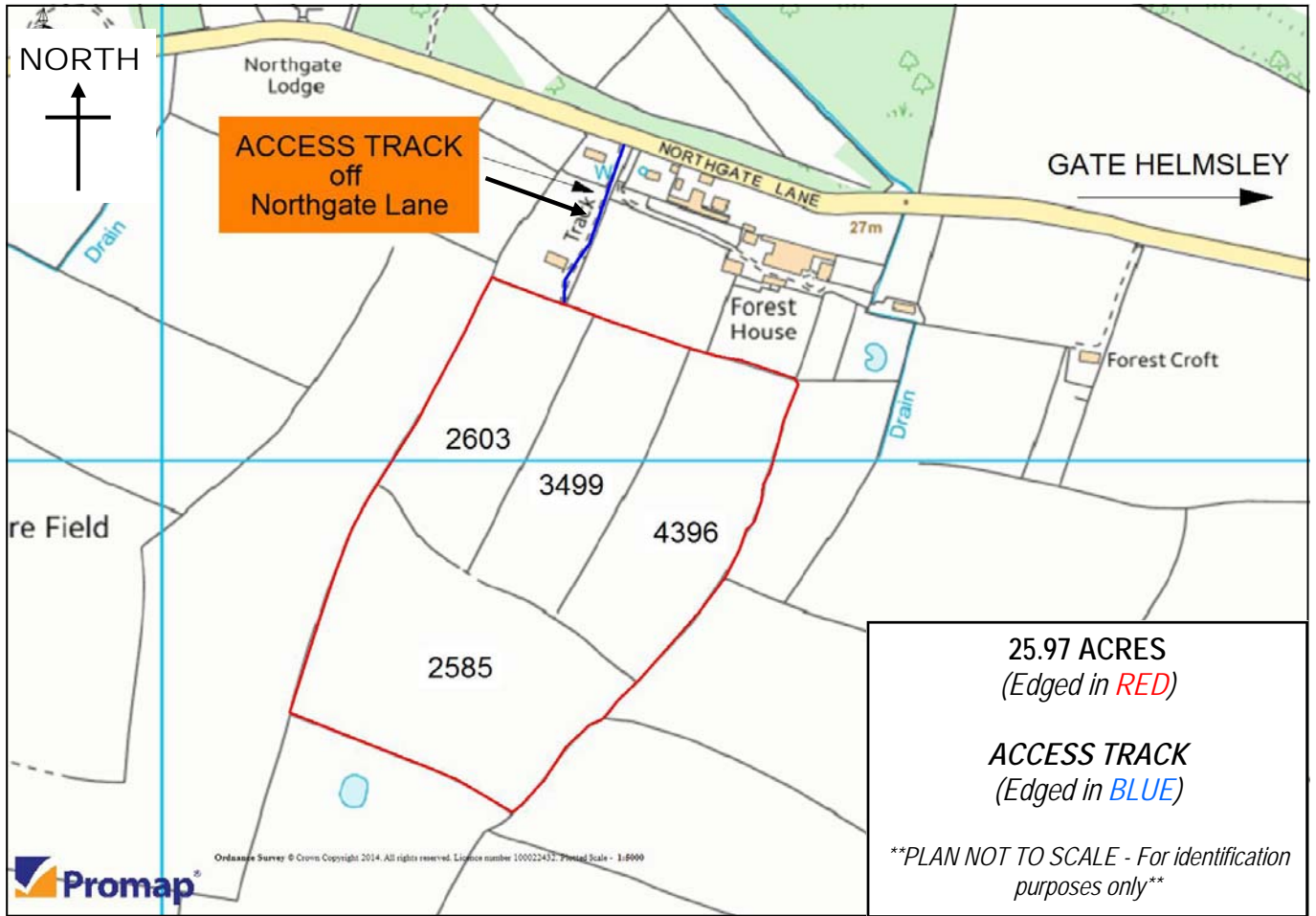
**TENDERS:**

The land is available to let for 3 years by Private Tender.

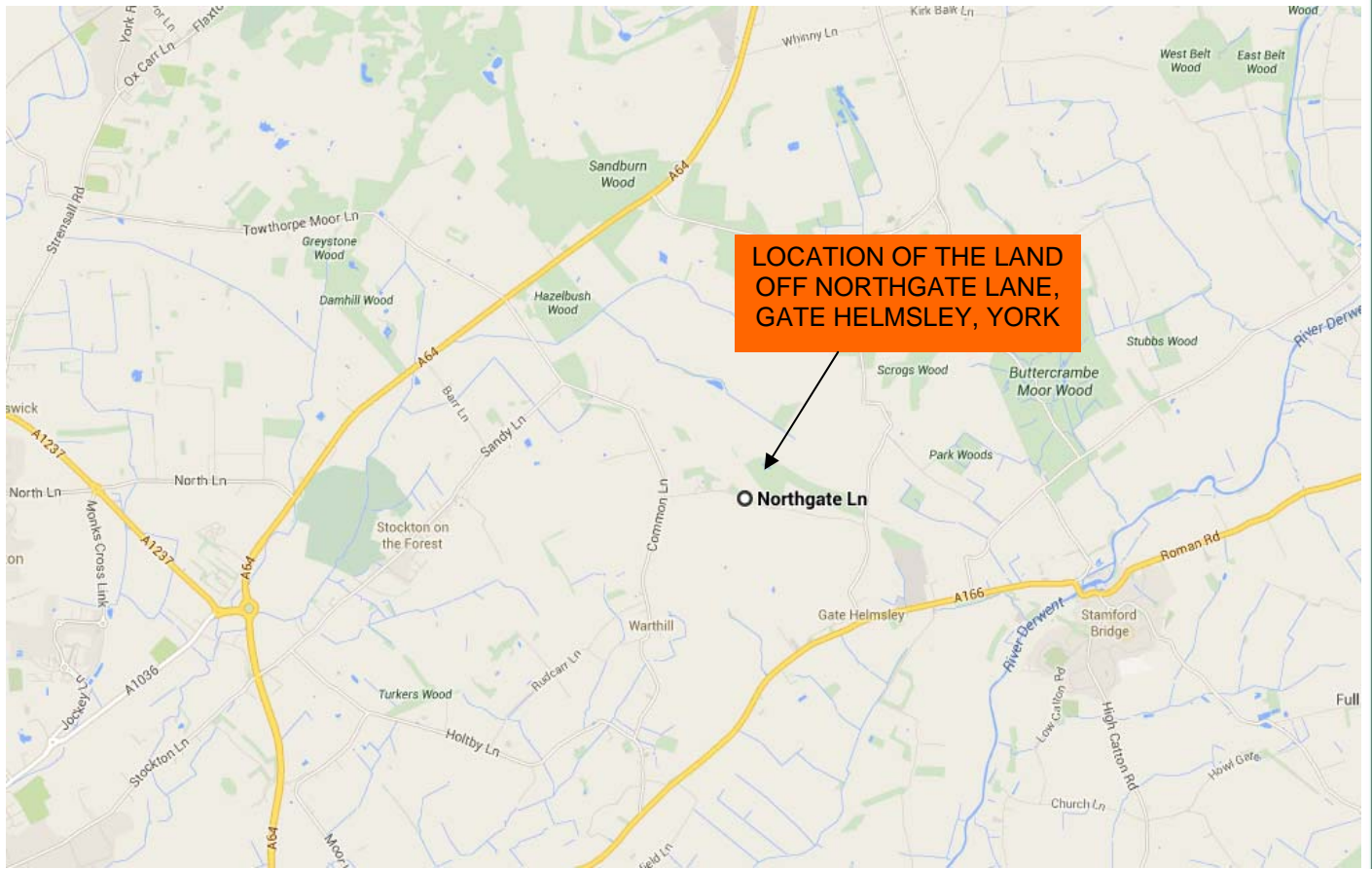
Tenders to be submitted to the Agent at Stephenson & Son, York Auction Centre, Murton, York YO19 5GF **before 12 noon on Monday 20th October 2014** in a sealed envelope marked:

*'Tender - Land off Northgate Lane, Gate Helmsley, York'*

**PLAN OF LAND OFF NORTHGATE LANE, GATE HELMSLEY, YORK**



**LOCATION OF LAND OFF NORTHGATE LANE, GATE HELMSLEY, YORK**



## 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 Monday 20th October 2014** in a sealed envelope marked:

*'Tender - Land off Northgate Lane, Gate Helmsley, York'*

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 25.97 acres (10.51 hectares) of Land off Northgate Lane, Gate Helmsley, York, on a Farm Business Tenancy as described and edged red on the plan attached to these particulars produced by Stephenson & Son.

£ \_\_\_\_\_

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

\_\_\_\_\_

NAME:.....

ADDRESS: .....

.....

.....

TELEPHONE NUMBER(S): .....

EMAIL ADDRESS:.....

- Tender forms to be returned in a sealed envelope marked *'Tender - Land off Northgate Lane, Gate Helmsley, York'* to the Agent's office
- Tender forms to be returned by 12 noon on Monday 20th October 2014

SIGNED:		DATED:	
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