



Grassland at Weeton Bridge, Weeton, Harrogate, North Yorkshire, LS17 0BG

43.56 acres (17.63ha) approx. Available as a whole.

Productive meadow land, well fenced with good road frontage and mains water supply.

Available to let on a Farm Business Tenancy, for the period from 1st April 2026 to 31st March 2029.

To Let by Informal Tender Deadline for offers 12 noon Thurs 26 February 2026.

LOCATION & SITUATION

The land lies to the east of the village of Weeton, close to the hamlet of Dunkeswick and north of Harewood Bridge. The land is accessible off the public highway known as Weeton Lane.

DESCRIPTION

The land extends in total to approximately 43.56 acres (17.63 ha) and comprises productive grassland which have all historically all been mown twice per annum with some winter grazing. The land is classed as Grade 3.

FIELD SCHEDULE

Field No.	Ac.	Ha	Description
2124	2.62	1.06	Permanent Grassland
6906	15.57	6.3	Permanent Grassland
2712	25.37	10.27	Permanent Grassland
Total	43.56	17.63	

ACCESS

The land can be accessed off the public highway known as Weeton Lane. The postcode for the property is LS17 0BG.

SERVICES

Mains water is available in both parcels.

TERM

1st April 2026 to 31st March 2029.

ENVIRONMENTAL STEWARDSHIP SCHEME

Field parcel 2124 is entered into a Countryside Stewardship Mid Tier agreement. This parcel comprises option 'GS2 Low Input Grassland'.

Please enquire to receive a copy of the agreement which specifies option requirements. The Tenant will be required to meet the requirements of this agreement.

TENANCY TERMS

The land will be let on a Farm Business Tenancy on the following terms:

1. Rent to be paid half yearly in advance,
2. Tenant responsible for insuring own stock, crops and equipment,
3. Tenant responsible for maintaining and repairing the boundaries, gates and services,
4. To include a break clause after a period of 6 months,
5. Thereafter, a 50% partial resumption clause triggered with 6 months on receipt of planning for alternative use.

TENDERS

The land is offered to let by informal tender. All offers should be returned to Hardcastle Rural Surveyors, The Manse, Main Street, Kirkby Malzeard, HG4 3RS or via email to info@hardcastlerural.co.uk by **12 noon on Thursday 26 February 2026**.

Paper tenders must be returned in a sealed envelope clearly marked 'Tender – Land at Weeton' and the subject reference for emailed tenders must also be 'Tender – Land at Weeton'.

Offers will be reported to the owner shortly after the above deadline and bidders will be advised as soon as a decision is made. The owner does not undertake to accept the highest or any offer.

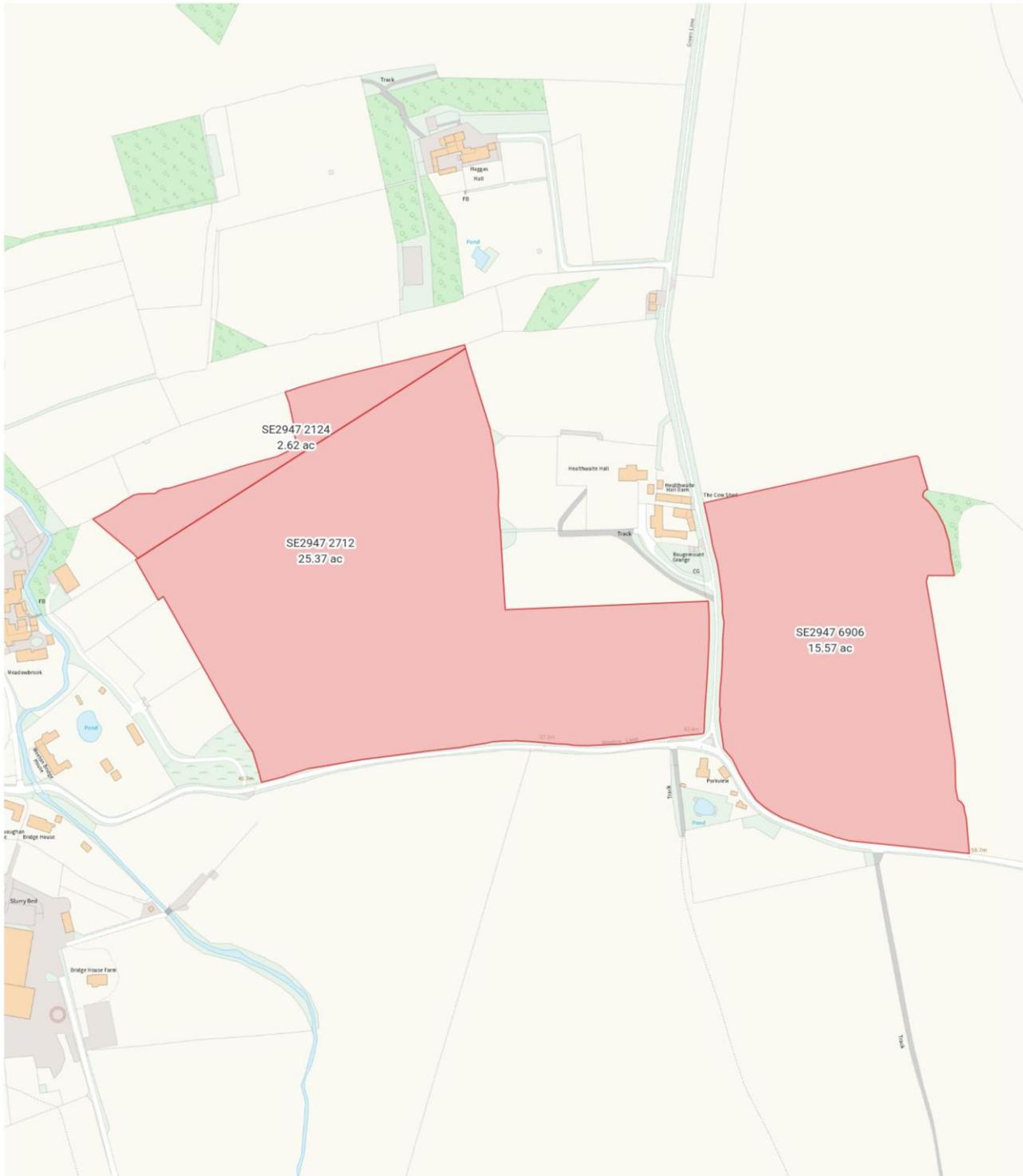
Following acceptance of an offer, a tenancy agreement will be produced and sent to the bidder. No access to the land will be allowed until the agreement has been signed.

VIEWING

The land may be viewed on foot at any reasonable time, viewers must be in possession of these particulars. No vehicular access to the land will be provided.



**Hardcastle
Rural Surveyors**



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for identification purposes only

Tender Form – Land at Weeton Bridge, Weeton

Bidder Details

Name	
Business Name	
Address	
Tel	
Email	

Offer(s)

Offer	£
In Words	

Please state your offer in pounds sterling for the licence period concerned.

Proposals

(i.e. mowing, grazing, fertiliser and/or manure applications)	

This form is to be returned to Hardcastle Rural Surveyors, The Manse, Main Street, Kirkby Malzeard, HG4 3RS or via email to info@hardcastlerural.co.uk by **12 noon on Thursday 26 February 2026**. Paper tenders must be returned in a sealed envelope clearly marked 'Tender – Land at Weeton' and the subject reference for emailed tenders must also be 'Tender – Land at Weeton'.

Signed:

Dated:

CONDITIONS

All offers are Subject to Contract.

All offers are to be for a specific sum of money and of an uneven figure to avoid identical bids.

No escalating bids will be considered and no offer should be made which is calculable only by reference to another offer.

Offers will be submitted to the seller shortly after the deadline and bidders will be advised as soon as a decision is made.

The owner does not undertake to accept the highest or any offer.

Disclaimer. Hardcastle Rural Surveyors Ltd give notice to all who read these particulars that:

1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
2. All descriptions, dimensions, reference to condition and all other details are given in good faith but without responsibility. Any potential purchaser or lessor should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness.
3. Neither the vendor, landlord, Hardcastle Rural Surveyors or any employee or agent thereof accept any responsibility for any error contained in these particulars.
4. All plans and maps within these particulars are for identification and guidance only and are not drawn or reproduced herein to scale. All dimensions and areas are approximate.
5. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair, order or condition or otherwise, nor that any services are in good working order.
6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.
7. Care should be taken during any inspection/viewing of the property. Particular note should be made of any open ditches, drains, walls, fences, livestock, machinery, any unsafe structures and other such hazards.