



## Land and Building off Hannam Lane, Rufforth, York YO23 3RF 23.59 acres (9.55 ha) approx. Available as a whole

Grazing and mowing land available to let on a five-year Farm Business Tenancy with scope for continuing yearly rental. The land comprises a mix of productive meadow land and good pasture land with a new agricultural building and yard.

### To Let by Informal Tender

Deadline for offers 12 noon Friday 4<sup>th</sup> April 2025

## LOCATION & SITUATION

The land lies to the west and north-west of the village of Rufforth, approximately 4.5 miles from York. The land is approximately 1.5 miles from the A59 trunk road.

## DESCRIPTION

The property extends in total to approximately 23.59 acres (9.55 ha) and comprises approx. 23.30 acres of productive grassland, much capable of being mown. The soils are from the Foggathore 2 series being slowly permeable seasonally waterlogged clayey and fine loams soils over clay suited to grassland with occasional cereal crops. The land drains into The Foss which is an IDB maintained ditch and the land will be chargeable for drainage rates.

The building is a steel portal frame agricultural shed measuring approximately 75ft x 30ft with concrete panels and corrugated metal sheet cladding. Access is through a large roller door on the gable end and pedestrian door to the side. The yard is lined with tarmac chipping surrounded by concrete panel walls and secure double gates. There is scope to alter the building to suit a tenants intended use.

The land is offered to let a five-year Farm Business Tenancy with the ability for the agreement to carry on year to year thereafter.

## ACCESS

The property is accessed from Hannam Lane which is a shared trackway and a public bridleway. Access points are indicated by blue arrows on the plan.

## TENANCY TERMS

The land will be let on five-year Farm Business Tenancy for agricultural purposes commencing 1<sup>st</sup> May 2025.

The rent will be payable in half yearly in advance and will be capable of review every 3 years to market rent. The tenant will be responsible for all repairs and maintenance on the property and the insurance of the building. The tenant will be required to take over and comply with the remainder of the existing CSS Mid-Tier agreement and will receive future payments under the scheme.

## FUTURE OCCUPATION

The land is offered on an initial five-year arrangement in line with the above terms. The landowner would like to develop an ongoing relationship with the successful bidders in the hope of continuing the arrangement after the initial term.

## VIEWING

The land, yard and exterior of the building 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.

## SERVICES

A mains water supply is connected to parcel 9554.

## ENVIRONMENTAL STEWARDSHIP SCHEME

All of the land is entered into a Countryside Stewardship Mid-Tier Scheme, as such the successful bidder will be required to take over the options summarised below:

Field No.	Ac.	Option	Description	Capital Item	Description
9164	5.26	SW9	Seasonal livestock removal on intensive grassland	FG2 413m	Sheep net Fencing
9554	6.30	SW9		FG2 450m	
9942	7.76	SW9		FG2 726m	
3357	3.98	SW9		FG2 737m	
Building and Yard	0.29	N/A	N/A	N/A	N/A

The scheme provides an approximate annual payment of £1084.

SW9 – Seasonal Livestock removed is for a minimum of 5 ½ months over winter each year (intended period 30<sup>th</sup> October - 15<sup>th</sup> April). The agreement also benefits from capital items which have not been implemented or claimed including substantial fencing works to most boundaries.

The agreement commenced on the 1<sup>st</sup> January 2024 and will terminate on 31<sup>st</sup> December 2028.

Full details of each stewardship option are available from the agents or can be viewed at: <https://www.gov.uk/countryside-stewardship-grants?>

## 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 Friday 4<sup>th</sup> April 2025.

Paper tenders must be returned in a sealed envelope clearly marked 'Tender – Land and Building off Hannam Lane, Rufforth' and the subject reference for emailed tenders must also be 'Tender – Land and Building off Hannam Lane, Rufforth.'

Offers will be reported to the owner immediately 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 Farm Business Tenancy will be produced and sent to the bidder. No access to the land will be allowed until the lease has been signed and the rent paid as cleared funds into the agents' bank account.



# Hardcastle Rural Surveyors

hardcastlerural.co.uk



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Hardcastle Rural Surveyors Ltd, The Manse, Main Street, Kirkby Malzeard, Ripon HG4 3RS  
info@hardcastlerural.co.uk

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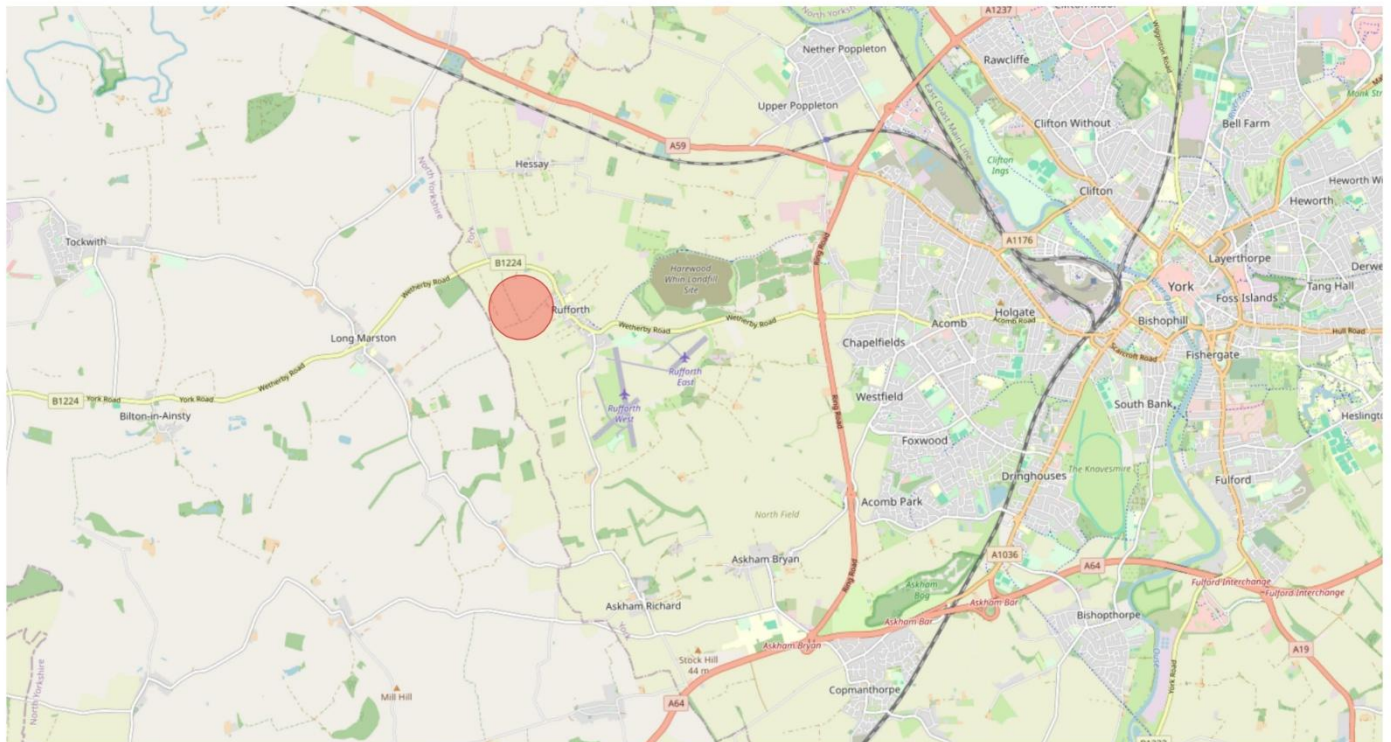
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Hardcastle Rural Surveyors

Location Plan



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## Tender Form – Farm Business Tenancy Land and Building off Hannam Lane, Rufforth

### Bidder Details

Name	
Business Name	
Address	
Tel	
Email	

### Offer(s)

Land and Building off Hannam Lane, Rufforth - 5 Year FBT to commence from 1 <sup>st</sup> May 2025		
Land, Yard and Building	£	per annum

Please state your offer in pounds sterling.

### Proposals

(i.e. mowing, grazing, type and numbers of stock, fertiliser and/or manure applications, use of the building)	

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](mailto:info@hardcastlerural.co.uk) by **12 noon on Friday 4<sup>th</sup> April 2025**. Paper tenders must be returned in a sealed envelope clearly marked 'Tender – Land and Building off Hannam Lane, Rufforth' and the subject reference for emailed tenders must also be 'Tender – Land and Building off Hannam Lane, Rufforth'

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 owner immediately 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.