



Grass Crops on Land at Cote Syke Farm, Hampsthwaite

135.76 acres (51.94 ha) approx. Available in lots

Grazing and mowing land available to let on licence arrangements with scope for continuing yearly arrangements. The land comprises a mix of productive meadow land and good pasture land. Grass crop available to take on licence arrangements from April 2025.

To Let by Informal Tender

Deadline for offers 12 noon Friday 28th February 2025

LOCATION & SITUATION

The land lies to the west and south-west of the village of Hampsthwaite, approximately 4 miles from Harrogate. The land is less than a mile from the A59 trunk road, each lot having good road frontage.

DESCRIPTION

The land extends in total to approximately 135.76 acres (51.94 ha) and comprises productive grassland, much capable of being mown. The land is offered to let on annual grazing and mowing licenses in 6 separate lots.

LOT 1 – 30.92ac

Three parcels of productive meadow land lying to the west of Hampsthwaite village and with access off Graystone Plain Lane close to the village allotments. Mains water available.

LOT 2 – 17.63ac

A ring-fenced block of productive grassland, suited for grazing or mowing. Well walled and with access off Swincliffe Lane. Mains water available.

LOT 3 – 36.05ac

Productive grassland capable of mowing or grazing and with both mains and stream fed water supplies. Access is gained off Swincliffe Lane to the north.

LOT 4 – 3.92ac

A single grass field adjoining Graystone Plain Lane, suited for mowing or grazing. Mains water available.

LOT 5 – 4.59ac

A useful parcel of grazing land with access off Jack Lane to the north. Stream fed water available.

LOT 6 – 42.65ac

Two parcels of productive grassland with access off both A59 Skipton Road and Penny Pot Lane. Suited to mowing or grazing and with good stockproof fences. Mains water available.

ENVIRONMENTAL STEWARDSHIP SCHEME

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

Field No.	Ac.	Option	Description
Lot 1			
SE2558 7377	10.85	SW9	Seasonal livestock removal on intensive grassland
SE2558 5973	6.37	SW9	
SE2558 5852	5.92	SW9	
SE2558 3848	18.62	SW9	
Lot 2			
SE2458 9446	2.86	SW9	Seasonal livestock removal on intensive grassland
SE2458 8335	2.59	SW9	
SE2458 8322	6.96	SW9	
SE2458 7117	1.62	SW9	
SE2458 7722	3.61	N/A	No option
Lot 3			
SE2458 9207	1.66	SW9	Seasonal livestock removal on intensive grassland
SE2457 8498	4.72	SW9	
SE2458 7505	5.61	SW9	
SE2457 6485	9.06	SW9	
SE2457 7475	5.01	SW9	6m buffer strip on intensive grassland
SE2457 8466	6.79	SW2	
SE2457 9361	3.20	SW2	
Lot 4			
SE2557 0229	3.92	SW9	Seasonal livestock removal on intensive grassland
Lot 5			
SE2558 2322	1.81	GS2	Permanent grassland with very low inputs
SE2558 2826	0.21	GS2	
SE2558 2719	0.91	GS2	
SE2558 3216	1.65	GS2	
Lot 6			
SE2356 7733	7.27	UP2 & SP6	Management of rough grazing for birds & cattle grazing supplement
SE2355 8494	35.38	UP2 & SP6	

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

SW9 – Stock removed for a minimum of 5 ½ months each year (intended period 30th October -15th April).

SW2 – 6m buffer adjoining stream, not cutting, fertiliser or spraying of this area

GS2 – No fertiliser. Max 12t/ha FYM. No mechanical operations before 30th June. No supplementary feeding. Graze with a range of sward heights.

UP2 – Leave breeding waders undisturbed, graze to provide a diverse sward height. No supplementary feeding.

SP6 – Graze with cattle through the growing season.

ACCESS

All lots have direct access from the public highway. No access will be allowed across other land. Access points are indicated by black arrows on the plans.

SERVICES

Mains water supplies are connected to most lots. Where required, the Licensee will reimburse the Licensor for the cost of water used.

LICENCE DATES

Lots 1, 2, 3 & 4

Grazing and mowing licences will allow access from 15th April 2025 until 30th October 2025.

Lots 5 & 6

Grazing and mowing licences will allow access from 15th April 2025 until 14th April 2026.

LICENCE TERMS

The land will be let on licence arrangements granting the successful bidder the right to enter onto the land to take the grass crop by mowing or grazing. The licence fee will be payable in full in advance of entry to the land.

The Licensee will remain the keeper of all livestock and be responsible for compliance with appropriate animal welfare and movement regulations and ensuring stock do not stray from the land.

The Licensor makes no warrantee on the condition and suitability of the land, fences or boundaries. The Licensee will be required to ensure they are adequate to contain livestock. The Licensee will be responsible for the repair of any fences, walls, gates or fixed equipment which are damaged during the term.

The Licensee is to apply fertiliser and manures at their own cost with appropriate quantities applied to replace any grass crop removed from the land.

FUTURE OCCUPATION

The land is offered on an initial one-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 arrangements annually.

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 28th February 2025**.

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

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.

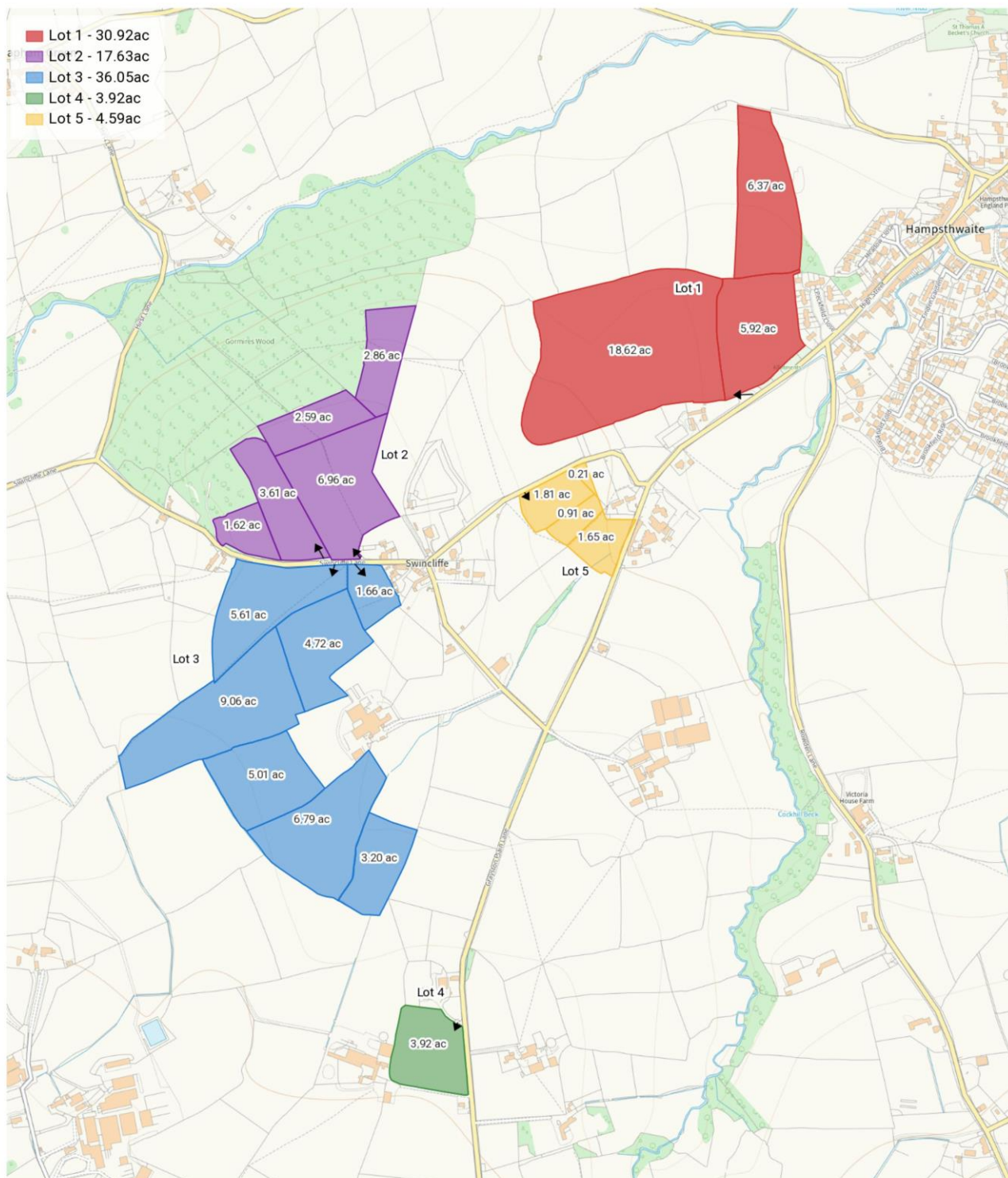
Following acceptance of an offer, a license agreement will be produced and sent to the bidder. No access to the land will be allowed until the license has been signed and the license fee paid as cleared funds into the agents' bank account.

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**

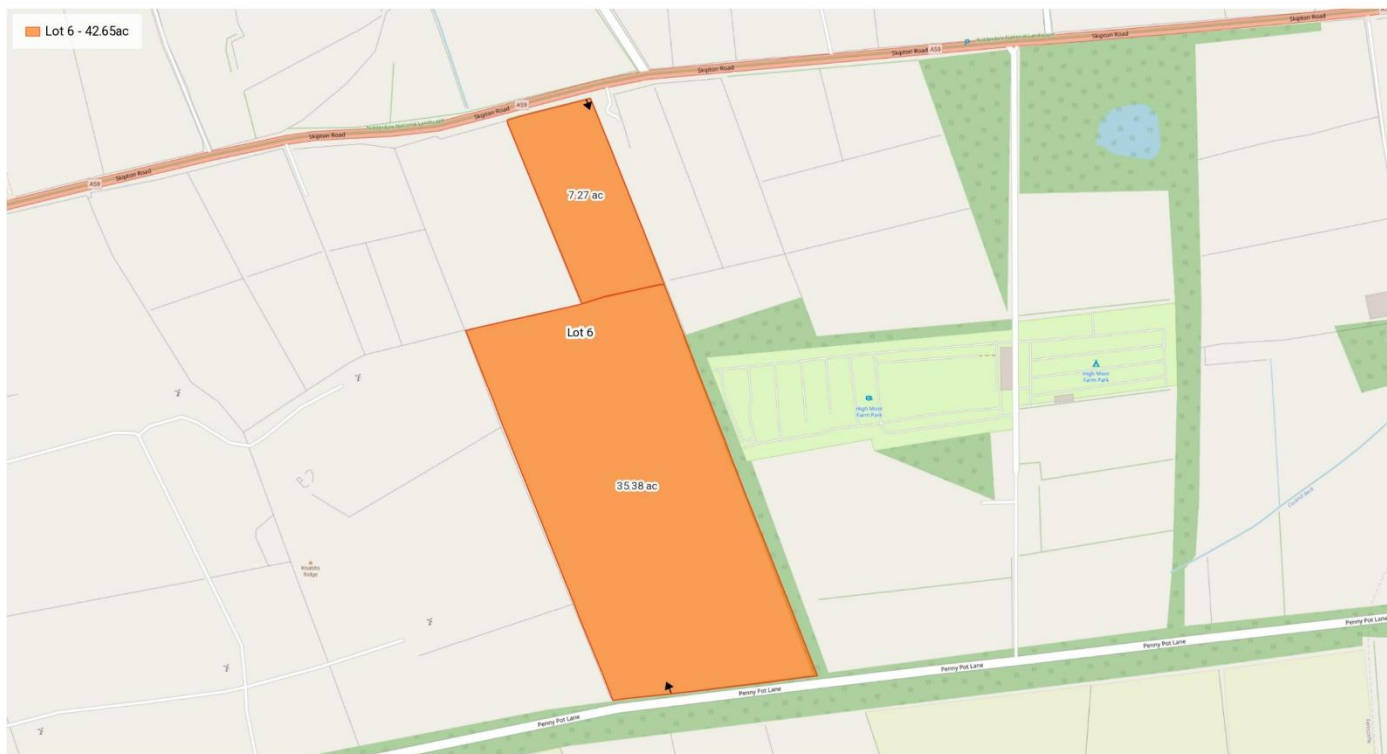
Grazing & Mowing Land
Cote Syke Farm, Hampsthwaite



Produced on Land App, Feb 5, 2025
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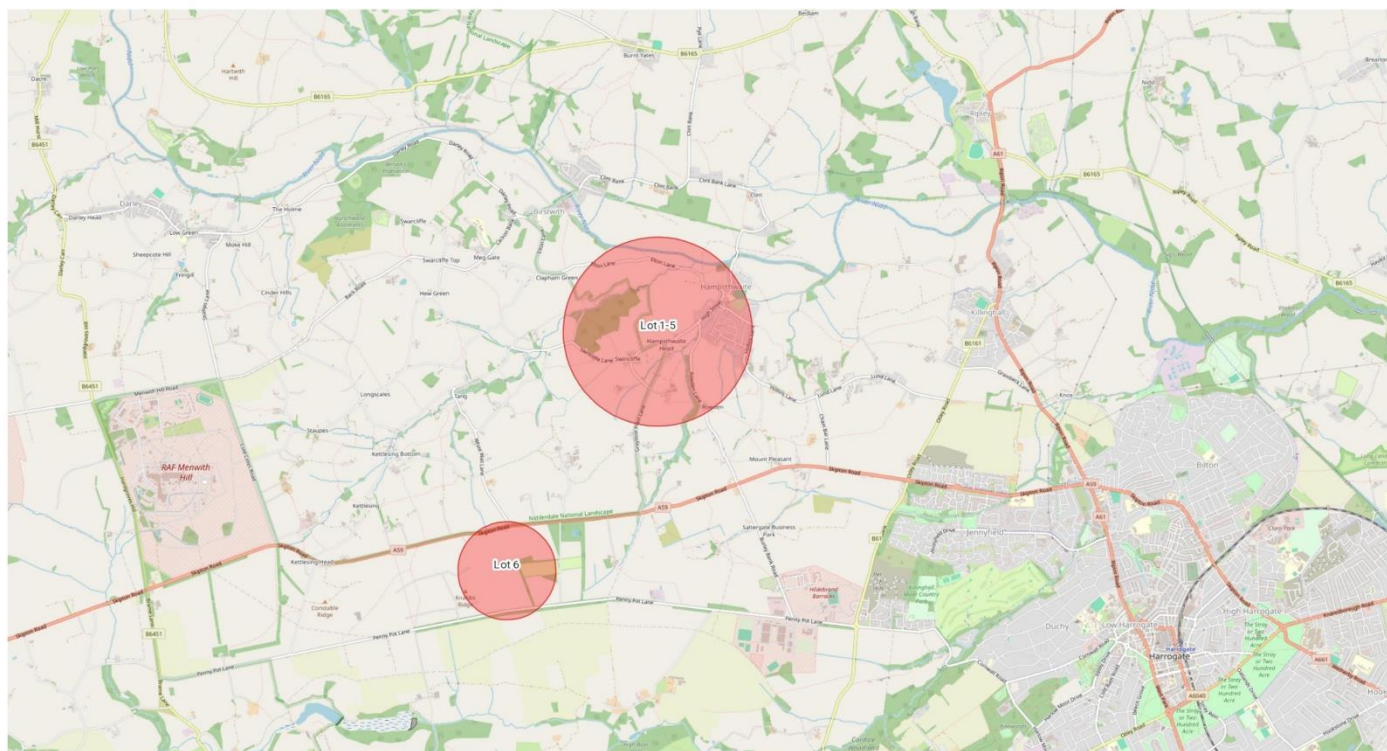
Hardcastle Rural Surveyors

Grazing & Mowing Land
Cote Syke Farm, Hampsthwaite



Hardcastle Rural Surveyors

Location Plan



Produced on Land App, Feb 3, 2025
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1000 m
Scale 1:47780 (at A4)



Tender Form – Grazing and Mowing on Land at Cote Syke Farm, Hampsthwaite

Bidder Details

Name	
Business Name	
Address	
Tel	
Email	

Offer(s)

	Grazing and Mowing Licence 15 th April 2025 – 30 th October 2025	Grazing and Mowing Licence 15 th April 2025 – 14 th April 2026
Lot 1 – 30.92 ac	£	
Lot 2 – 17.63 ac	£	
Lot 3 – 36.05 ac	£	
Lot 4 – 3.92 ac	£	
Lot 5 – 4.59 ac		£
Lot 6 – 42.65 ac		£

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

Proposals

(i.e. mowing, grazing, type and numbers of stock, 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 Friday 28th February 2025**. Paper tenders must be returned in a sealed envelope clearly marked 'Tender – Grazing Land at Hampsthwaite' and the subject reference for emailed tenders must also be 'Tender – Grazing Land at Hampsthwaite.'

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 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.