



## Land at West Leas Farm, Galphay, Ripon, HG4 3PB

102.16 Acres (41.34Ha) Approx.

Productive Grazing and Mowing land to let on a short-term licence arrangement. The land comprises of productive meadow land together with seasonal grazing which is available following the sale of livestock from West Leas Farm. Part of the land is subject to an Environmental Stewardship Scheme. The land is in varying stages of growth and is available to take on licence arrangements from mid July.

## To Let by Informal Tender

Deadline for offers – Noon Monday 28<sup>th</sup> June 2021



## LOCATION & SITUATION

The land lies to the south of the village of Kirkby Malzeard off the Galphay Road, in 2 separate blocks, Lot 1-3 surrounding West Leas Farm and Lot 4&5 to the west of Ivy Bank.

## DESCRIPTION

The land is offered to let on grazing/mowing licences in 5 lots. The land will be available from 20<sup>th</sup> July or earlier by agreement with mowing licences running until 30<sup>th</sup> August and grazing available until 30<sup>th</sup> October.

The land has been farmed extensively over recent years with limited applications of fertiliser. The sward includes a range of traditional grasses and is ideally suited to traditional farming systems.

Lot 1 & 2 are subject to an existing HLS agreement with specific management prescriptions. The successful bidder will be required to comply with the terms of this agreement which are summarised below.

## ENVIRONMENTAL STEWARDSHIP SCHEME

The land is entered into a Higher-Level Stewardship Scheme, as such the following prescriptions must be followed:

Lot 1 – The grass crop is to be cut and taken as hay or haylage having been wilted for a minimum of 48hours. No fertiliser or manure is to be applied to the land.

Lot 2 – The land to the north part of field SE2473 2180 is managed as fen restoration. Grazing is limited on this area and the licensee must ensure stock do not stray onto this area without prior consent.

## ACCESS

The licensee will have rights of access for the term of the licence over the routes indicated by black arrows on the plan.

## FIELD SCHEDULE

The following is a schedule of field areas based on the RPA Rural Land Register maps.

Lot No	Sheet No.	Field No	Ac	Use
1	SE2473	0825	4.09	HLS Meadow
1	SE2473	3433	19.23	HLS Meadow
Lot 1 Total			23.32	
2	SE2473	1732	1.81	Pasture
2	SE2373	9451	21.83	Pasture
2	SE2473	1943	2.57	Pasture
2	SE2471	2180pt	12.54	Pasture
2	SE2471	2642	0.71	Pasture
Lot 2 Total			39.46	
3	SE2373	6147	13.85	Meadow
Lot 3 Total			13.85	
4	SE2374	0602	5.12	Meadow
4	SE2373	1382	4.69	Meadow
4	SE2374	1606	5.97	Meadow
Lot 4 Total			15.78	
5	SE2373	2285	3.38	Pasture
5	SE2374	2704	4.59	Pasture
5	SE2374	3202	1.78	Pasture
Lot 5 Total			9.75	

All areas are approximate and for identification only.

## BASIC PAYMENT SCHEME

The landowner has claimed and will retain the 2021 BPS payment. The licensees will be required to comply with cross compliance at all times.

## SERVICES

Mains water supplies are connected to the existing water troughs marked WT on the plan. A charge will be made for water used based.

## LICENCE DATES

Mowing licences on Lot 1, 3 and 4 will allow access from the 20<sup>th</sup> July until 30<sup>th</sup> August. Aftermath grazing will be available on a separate licence from 1<sup>st</sup> September until 30<sup>th</sup> October.

Grazing licences on Lot 2 and 5 will allow access from 20<sup>th</sup> July until 30<sup>th</sup> October.

## LICENCE TERMS

The land will be let on short term licence agreements granting the successful bidder the right to enter onto the land to remove the grass crop by mowing or grazing.

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, gates or fixed equipment which are damaged during the term.

The licensee to apply fertilisers and manures at their own cost and only with prior approval of the owner.

## TENDERS

The property is offered to let by Informal Tender. All offers should be submitted on the enclosed tender form in a sealed envelope marked 'Grazing Land, Kirkby Malzeard' to the office of Hardcastle Rural by 12 noon on Monday 28<sup>th</sup> June.

Offers will be reported 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.

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

## DIRECTIONS

From Kirkby Malzeard village proceed south on Galphay Road towards Galphay & Grantley, Lot 4 & 5 are on the right-hand side ¼ mile out of the village marked by a To Let board. Continue for a further ¼ mile and the farm drive is on the left-hand side marked by a further To Let board.

## VIEWING

The property may be viewed at any reasonable time while in possession of these particulars.

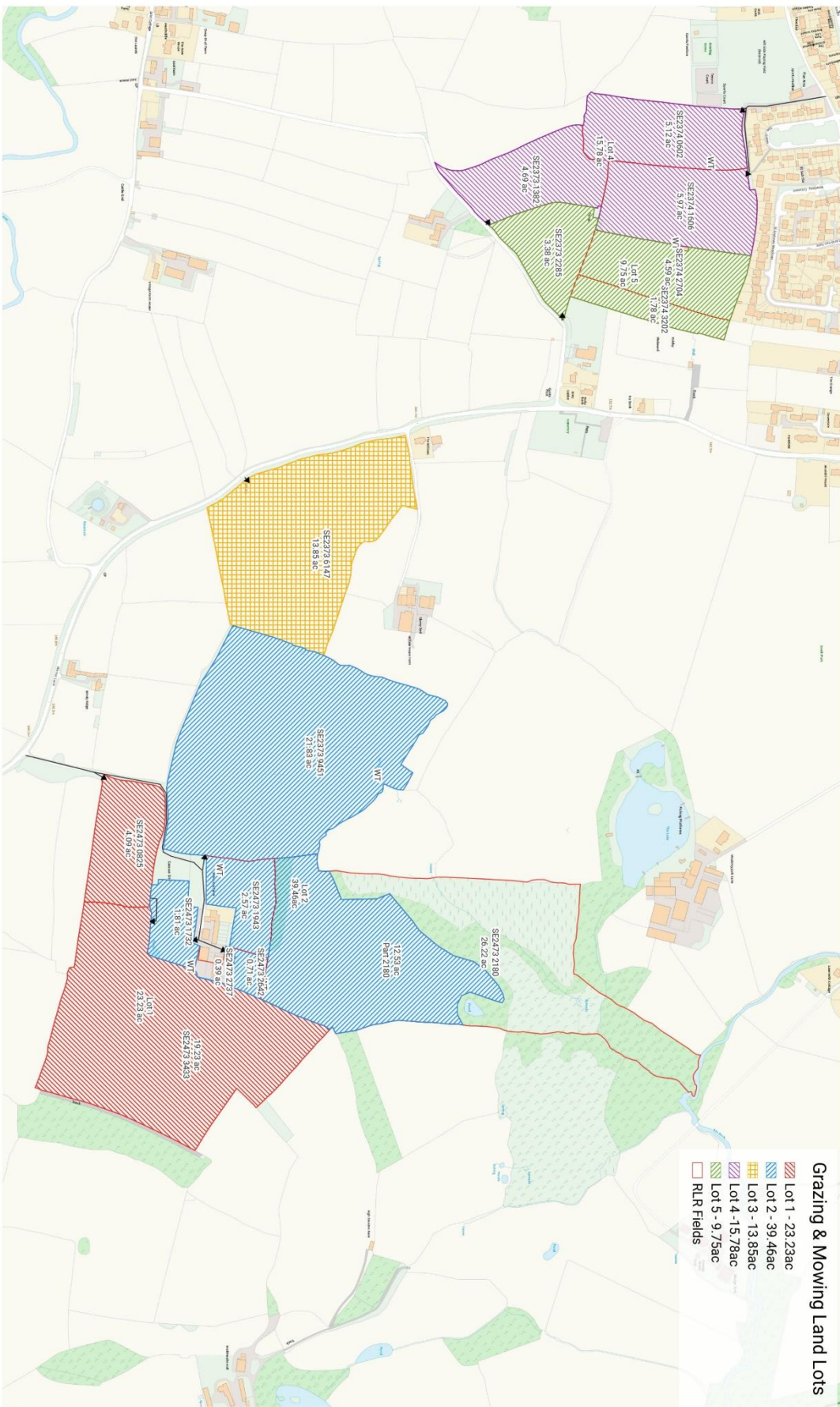
hardcastlerural.co.uk

# Hardcastle Rural Surveyors

West Leas Farm, Kirkby Malzeard



## The land app



Produced on Jun 10, 2021.  
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Prepared by Hardcastle Rural Surveyors Ltd

100 m

Scale 1:5000 (at A3)

N

## Tender Form – Grazing & Mowing Land at West Leas Farm, Kirkby Malzeard

Name	
Business Name	
Address	
Tel	
Email	

Offers	Mowing Licence 20 <sup>th</sup> July – 30 <sup>th</sup> Aug	Aftermath Grazing 1 <sup>st</sup> Sept – 30 <sup>th</sup> Oct	Grazing Licence 20 <sup>th</sup> July – 30 <sup>th</sup> Oct
Lot 1	£	£	-----
Lot 2	-----	-----	£
Lot 3	£	£	-----
Lot 4	£	£	-----
Lot 5	-----	-----	£

Please state your offer in pounds sterling for the relevant lots(s) for the licence period concerned.

<b>Proposals</b>	
(i.e. Mowing, grazing, type and numbers of stock, proposals for fertilisers/manure)	

This form to be returned in a sealed envelope marked 'Grazing Land, Kirkby Malzeard' to the agents office by noon Monday 28<sup>th</sup> June 2021.

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.