



Grassland and Stables at Beck View Farm, Sicklinghall, Wetherby, North Yorkshire, LS22 4BP

10.18 Acres (4.12 Ha) of productive meadow & pasture land, well fenced with good road frontage and mains water supply. The property includes a stone built stable block with two stables and a tack room.

Available to let on a Farm Business Tenancy, for the period from 1st May 2026 to 30th April 2029.

To Let by Informal Tender Deadline for offers 12 noon Thurs 19th March 2026.

LOCATION & SITUATION

The land lies to the west of the village of Sicklinghall, close to the town of Wetherby. The land is accessible off the public highway known as Kirkby Lane.

DESCRIPTION

The land extends in total to approximately 10.18 acres (4.12 ha) and comprises productive grassland which have all historically all been either topped or grazed by horses. A stone stable block with two stables and a tack room is included. The land is classed as Grade 3.

FIELD SCHEDULE

Field No.	Ac.	Ha	Description
SE3447 7691	0.99	0.40	Permanent Grassland
SE3447 8284	1.97	0.80	Permanent Grassland
SE3447 7286	1.96	0.79	Permanent Grassland
SE3447 8079	1.96	0.79	Permanent Grassland
SE3447 6882	3.08	1.25	Permanent Grassland
SE3447 7787	0.12	0.05	Scrub/Hedge
SE3447 6874	0.10	0.04	Stable and yard
Total	4.12	10.18	

ACCESS

The land can be accessed off the public highway known as Kirkby Lane. The postcode is LS22 4BP.

SERVICES

Mains water is available, the tenant to pay for all water used.

ENVIRONMENTAL STEWARDSHIP SCHEME

The Land is not entered into any environmental scheme.

PERMITTED USE

The land is being let for agricultural use to include the grazing of livestock, equestrian use may be permitted under alternative tenancy terms.



TENANCY TERMS

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

1. Term 1st May 2026 to 30th April 2029
2. Rent to be paid half yearly in advance,
3. Tenant responsible for insuring own stock, crops and equipment,
4. Tenant responsible for maintaining and repairing the boundaries, gates, buildings and services,
5. To include a break clause after a period of 6 months

TENDERS

The land is offered to let by informal tender. All offers should be returned to Hardcastle Rural Surveyors, The Old Coal Yard, Risplith, Ripon, North Yorkshire HG4 3EW or via email to info@hardcastlerural.co.uk by **12 noon on Thursday 19th March 2026.**

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

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.



Tender Form – Land at Beck View Farm, Sicklinghall

Bidder Details

Name	
Business Name	
Address	
Tel	
Email	

Offer(s)

Offer	£	Per Year
In Words		

Please state your offer in pounds sterling per year of the term.

Proposals

(i.e. mowing, grazing, fertiliser and/or manure applications, stock type and numbers)	
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This form is to be returned to Hardcastle Rural Surveyors, The Old Coal Yard, Risplith, Ripon, North Yorkshire HG4 3EW or via email to info@hardcastlerural.co.uk by **12 noon on Thursday 19th March 2026**. Paper tenders must be returned in a sealed envelope clearly marked 'Tender – Land at Beck View Farm, Sicklinghall' and the subject reference for emailed tenders must also be 'Tender – Land at Beck View Farm, Sicklinghall'.

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.