



## Grass Crops on Land at Moorend Farm, Dunkeswick LS17 9LW 92.43 acres (37.41 ha) approx. Available in lots

A grass crop available to take by mowing only under a licence for the period 1<sup>st</sup> July 2025 – 30<sup>th</sup> September 2025. The land has been ungrazed since March and has an established grass crop available immediately with scope to take a second crop in late summer.

### To Let by Informal Tender

Deadline for offers 12 noon Tuesday 24<sup>th</sup> June 2025



## LOCATION & SITUATION

The land lies to the south of Harrogate adjacent to the A61 Harrogate Road close to the hamlet of Dunkeswick and north of Harewood Bridge. The land is accessed directly off the A61 with additional gates off Weeton Lane and Green Land.

## DESCRIPTION

The land extends in total to approximately 92.43 acres (37.41 ha) and comprises productive grassland in mainly regular shaped fields which have all historically all been mown.

The land was grazed until late February and has grown a good grass crop which may be taken by mowing only. It is considered that there is scope to take a second crop of grass before the end of September and the licensee will be allowed to apply fertilisers should they wish.

The Licensee will not be allowed to store are silage, hay or machinery on the site, nor use any of the buildings or yard area at any time.

## FIELD SCHEDULE

Field No.	Ac.	Ha	Description
3978	25.22	10.21	Permanent Grassland
5453	16.29	6.59	Permanent Grassland
5693	9.42	3.81	Permanent Grassland
6675	6.62	2.68	Permanent Grassland
6738	1.89	0.77	Permanent Grassland
7557	11.20	4.53	Permanent Grassland
7940	3.06	1.24	Permanent Grassland
8129	2.25	0.91	Permanent Grassland
8818	1.08	0.44	Permanent Grassland
8609	15.40	6.23	Permanent Grassland
<b>Total</b>	<b>92.43</b>	<b>37.41</b>	

## ACCESS

The land can be accessed off the public highway, either down the driveway to Moorend Farm or off Green Lane to the north, Weetone Lane to the south or other gates off the A61. The postcode for the property is LS17 9LW.

## SERVICES

No services are supplied.

## LICENCE DATES

Mowing only from 1<sup>st</sup> July 2025 until 30<sup>th</sup> September 2025.

## ENVIRONMENTAL STEWARDSHIP SCHEME

None of the land is entered into any scheme.

## 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 ONLY. The licence fee will be payable in full in advance of entry to the land.

The Licensor makes no warrantee on the condition and suitability of the land, fences or boundaries. The Licensee will be responsible for the repair of any fences, walls, gates or fixed equipment which are damaged during the term. The Licensee will not store any silage or hay bales, machinery or other items on the land, yard or buildings.

The Licensee is to apply fertiliser and manures at their own cost. No fertiliser has been applied for the 2025 season.

## 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](mailto:info@hardcastlerural.co.uk) by **12 noon on Tuesday 24<sup>th</sup> June 2025**.

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

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.

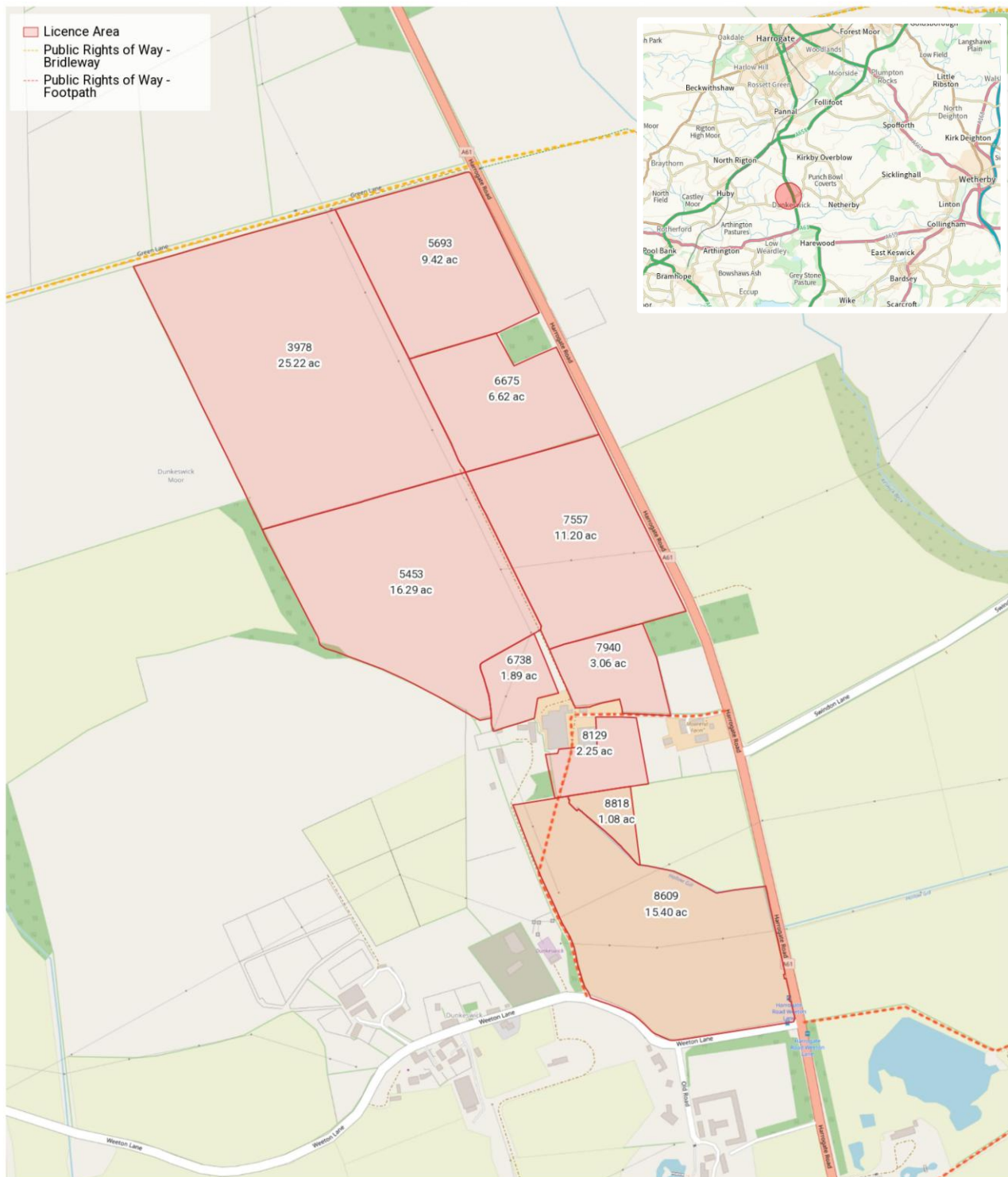
Following acceptance of an offer, a license agreement will be produced and sent to the bidder. No access to the land will be allowed until the license has been signed and the license fee paid as cleared funds into the agents' bank account.

## 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**

Grassland at Moorend Farm,  
Dunkeswick



Produced on Land App, Jun 11, 2025.  
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200 m  
Scale 1:6500 (at A4)



## Tender Form –Grass Crop at Moorend Farm, Dunkseswick

### 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, 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](mailto:info@hardcastlerural.co.uk) by **12 noon on Tuesday 24<sup>th</sup> June 2025**. Paper tenders must be returned in a sealed envelope clearly marked 'Tender – Grass Crop at Dunkseswick' and the subject reference for emailed tenders must also be 'Tender – Grass Crop at Dunkseswick'.

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.