



LAND AT LOTHERTON PARK FARM, MICKLEFIELD, LS25 4AH
TO LET BY TENDER

Carter Jonas

LAND AT MICKLEFIELD

A productive block of commercial arable land extending to approximately 42.26 acres.

The land at Micklefield comprises two parcels of arable land in a ringfence, extending in all to approximately 42.26 acres (17.10 hectares) situated on the eastern fringe of Micklefield.

The property is understood to be classified as Grade 2 / 3 under the Agricultural Land Classification and has historically grown combinable and root crops. The underlying soil type is part of the Aberford soil series, which is described as a shallow, well drained calcareous fine loamy soil over limestone suiting cereals, with some sugar beet and potatoes.

TO RENT

The property is offered to rent as a whole, by tender. Interested parties should submit the tender form attached on or before 12:00 noon Friday 29th November 2024.

TENURE

The land is offered to let on a two-year Farm Business Tenancy. A copy of the proposed terms of tenancy are available upon request.

DESIGNATIONS

The property is within a surface and ground water Nitrate Vulnerable Zone.

BOUNDARIES

The tenant will be responsible for maintaining the landlords stock net and barbwire fencing.

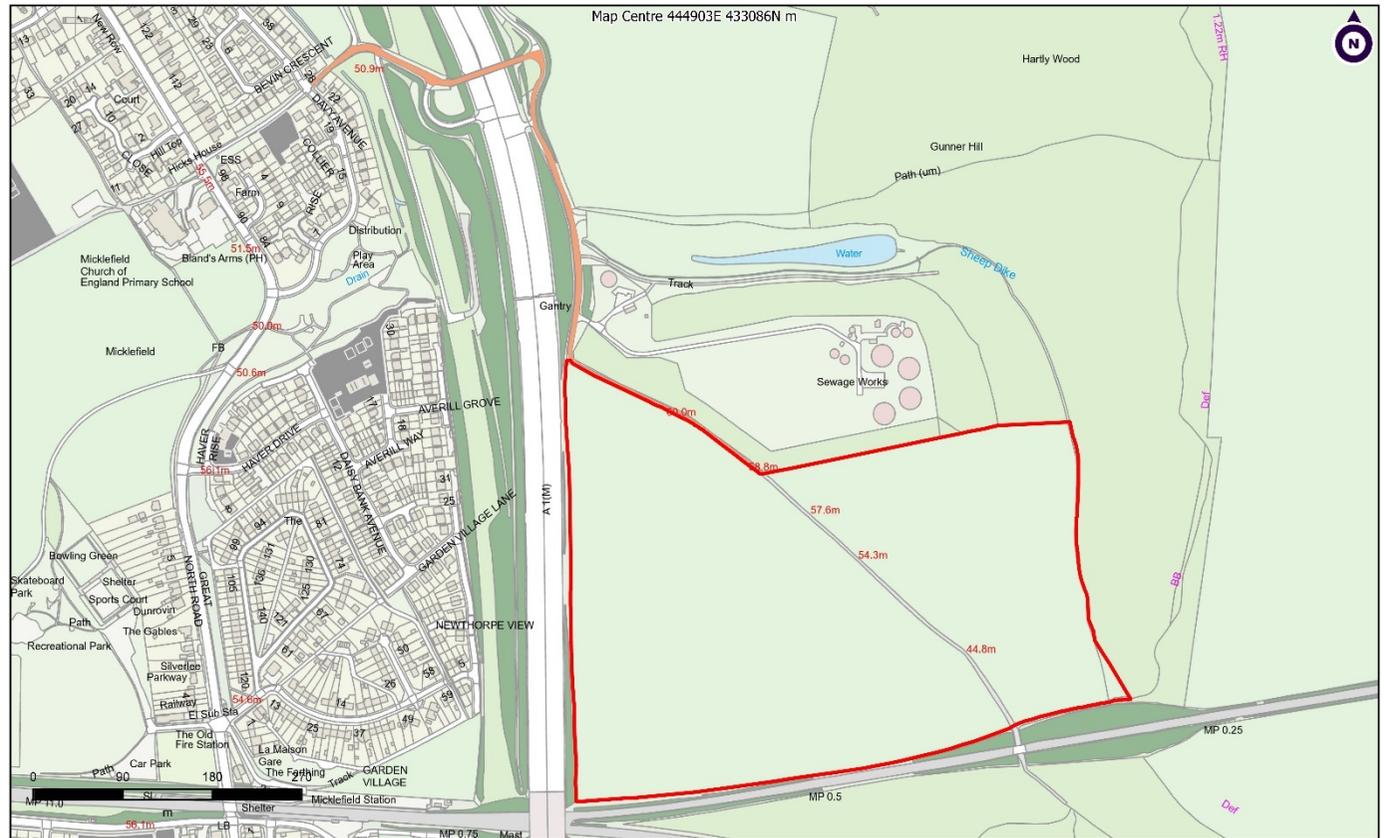
WAYLEAVES EASEMENTS & RIGHTS OF WAY

The land is crossed by two public footpaths.

Payments in respect of easements and wayleaves are to be retained by the landlord.

HEALTH & SAFETY

Please take care when inspecting the property and be as vigilant as possible for your own personal safety.



VIEWINGS

Viewings by appointment only, please contact the letting agents on – 01904 558232.

DIRECTIONS

From Micklefield train station, proceed north on Great North Road for approximately 700m. Turn right, following signs for Harley Wood Cottages, before turning right after crossing over the A1M. You will arrive at the holding after approximately 500m.

WHAT3WORDS ///recent.saved.clean



York - Rural 01904 558232

beatrix.nicholson@carterjonas.co.uk
82 Micklegate, York, YO1 6LF



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

**LAND AT LOTHERTON PARK FARM
TO LET ON A TWO-YEAR FARM BUSINESS TENANCY
BY INFORMAL TENDER**

TENDER FORM AND CONDITIONS OF LETTING

Offers should be submitted to the Letting Agent (Beatrix Nicholson / Tom Hind) no later than
12:00 NOON on FRIDAY 29th NOVEMBER 2024
by email or post.

It is recommended that you contact the receiving office to ensure that your offer has been received prior to the closing date and time.

Your attention is drawn to the following Conditions of Letting:

- 1) All offers will be based on the Letting Particulars (or as may be varied by any further information which may be notified) and will be subject to contract under tenancy.
- 2) All offers are to be based on the proposed Farm Business Tenancy. An example agreement is available via email upon request (or as may be varied by any further information which may be notified) and will be subject to contract under tenancy.
- 3) All offers are to be expressed as a specific annual sum (annual rent) and shall be stated in Pounds Sterling. It is recommended to submit an uneven figure in order to avoid identical bids
- 4) The name and address of your solicitor / agent who will deal with the contract (if necessary) should be supplied and the successful Offeror will be expected to complete contracts within 7 days of acceptance.
- 5) Offers will be reported to the Landlord immediately and we endeavour to respond to you as soon as possible confirming our client's decision.
- 6) The Landlord does not undertake to accept the highest or indeed any offer.
- 7) Offers submitted by post should be within a sealed envelope with "LETTING OF LAND AT MICKLEFIELD, LEEDS" written in the top left-hand corner.

Offers should be completed and submitted on the form attached overleaf.

