



HALIFAX
ESTATES

Dee
Atkinson
& Harrison

Primrose Hill & Gorman Castle Farms, Bugthorpe, York, East Yorkshire
Extending to 386.91ac (156.58 ha) or thereabouts - Available to Let on an FBT for up to 15 years



Lot 2 - Gorman Castle Farm

Primrose Hill & Gorman Castle Farms, Bugthorpe, YO41 1QU

Dee
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On the instructions of Halifax Estates

Extending to 386.91 ac (156.58 ha) or thereabouts

INTRODUCTION

Primrose Hill and Gorman Castle Farms are located on the Garrowby Estate situated close to the Yorkshire Wolds escarpment. Together the farms form a well-equipped mixed farming unit comprising two spacious farmhouses, an extensive range of livestock buildings across the two farmsteads and approximately 400 tonnes of grain storage. The farms extend to a total of 386.91 ac (156.58 ha) or thereabouts, comprising 198.52 ac (80.34 ha) of arable land and 182.73 ac (73.95 ha) of grassland.

- Available to let by Informal Tender
- Farm Business Tenancy for up to 15 years from 6th October 2023 (Lots 1, 3 and 4)
- Two residential dwellings & farmsteads
- 386.91 ac (156.58 ha)
- As a whole or in 4 lots

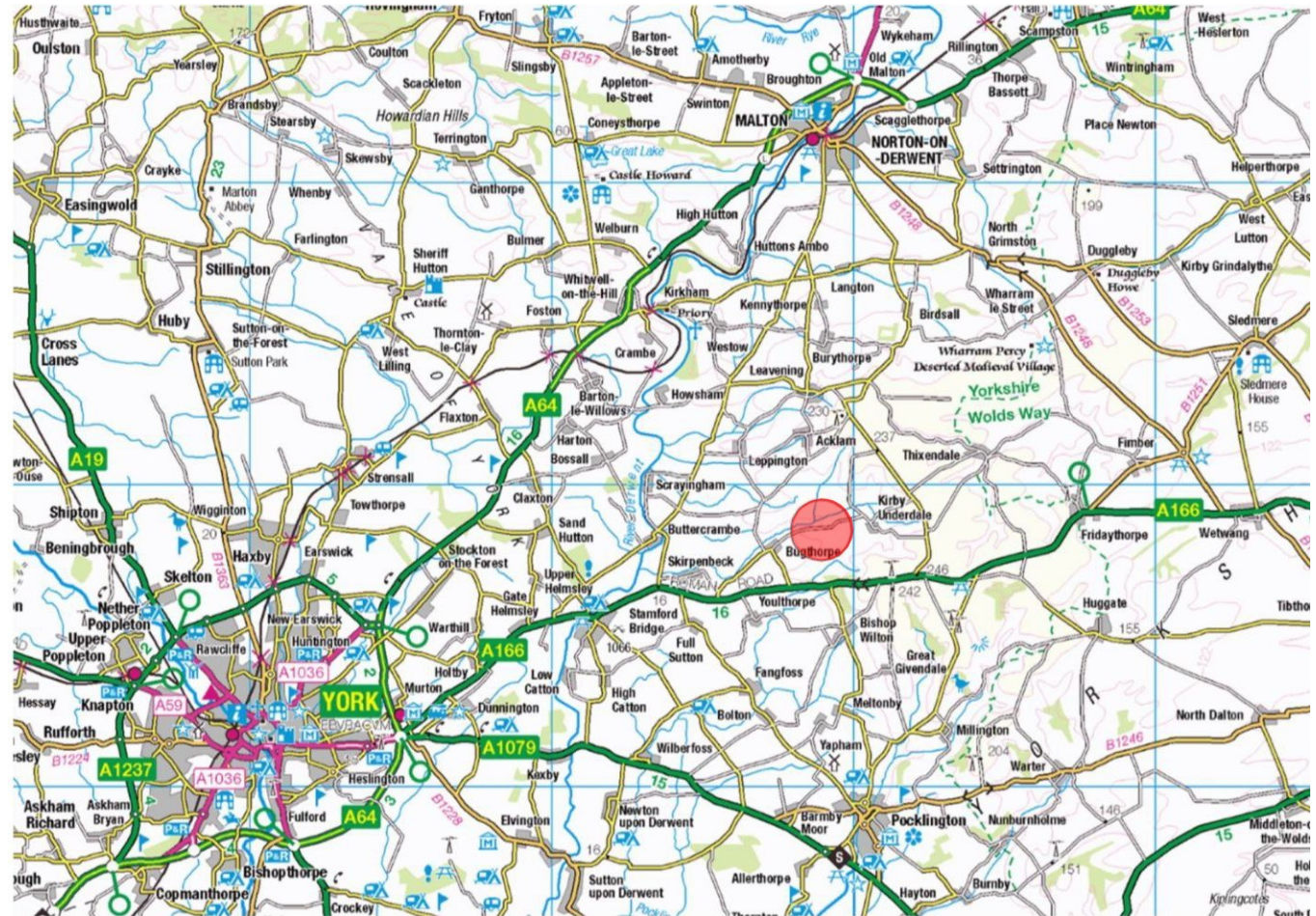
The letting provides a unique opportunity to rent a mixed farm holding on a long term agreement from a forward thinking and supportive landlord.

LOCATION AND SITUATION

Primrose Hill and Gorman Castle Farms are located in a productive farming area surrounded by an exceptional rural landscape. The surrounding landscape comprises chalk uplands, hills and dales of the western escarpment of the Wolds. The farms benefit from long views over the Vale of York.

The farms are located less than 1 mile from Bugthorpe, which is a well-positioned village 13 miles east of the city of York, 8 miles north of Pocklington and 10 miles south of Malton. The farms lie in the county of East Yorkshire.

LOCATION PLAN



Bugthorpe is served by a small village shop and Post Office as well as the Bugthorpe Church of England Primary School with secondary schools at the local market towns of Pocklington and Malton. Bugthorpe benefits from an active and inclusive rural community with regular community events.

LOT 1 – PRIMROSE HILL FARM

192.02 ac (77.71 ha) or thereabouts

Comprising farmhouse, farm buildings, 102.20 ac (41.36 ha) of arable land and 86.06 ac (34.83 ha) of permanent grassland.

Farmhouse

Primrose Hill Farmhouse is a modern detached, four bedroom dwelling of brick and pantile construction with oil-fired central heating, single garage and lawned garden with a south facing aspect and exceptional views south across the Estate.

- Sitting/Dining Room
- Kitchen
- Utility Room
- Downstairs WC
- Two Double Bedrooms, Two Single Bedrooms
- Family Bathroom



To the outside there is a single integral garage, in addition to a south facing lawned garden with herbaceous borders.

EPC:

Primrose Hill Farmhouse has an EPC rating of E.

Outgoings:

The Tenant is to be liable for all outgoing.
Council Tax Band – D

Services

Mains water and electricity, septic tank drainage and oil-fired central heating.

The buildings at Primrose Hill Farm are central to the land and comprise:

1- Grain Store (17.9m x 12.1m)

Critical grain walls to 2.5m, concrete floor, fibre cement cladding and roof, double sliding doors to north elevation.

2- Livestock Housing /Cattle Yard 1 (27.5m x 19.5m)

Steel framed, clear span building. The building has a concrete central feed passageway with feed barriers and is presently divided into two cattle yards.

3- Livestock Housing /Cattle Yard 2 (27.4m x 19.3m)

Steel framed, clear span building adjoining building no. 2. The building has a concrete central feed passageway with feed barriers and is presently divided into two cattle yards.

Both Building No's 2 & 3 have gated access points with a concrete apron on the south elevation. The feed passages are accessed from the northern elevation via timber sliding doors.

4- General Purpose Store (18.5m x 13.7m)

Timber framed construction with adjoining mono pitch lean-to currently used as a workshop. Concrete block walls to 1.8m with Yorkshire Boarding over and part clad with PCS sheeting to the south and east elevations.

5- Livestock Housing/ Straw yard (14.4m x 15.1m)

Pole barn construction with adjoining mono pitch lean-to, constructed of part concrete block walls to the south, east and west elevations with Yorkshire Boarding over, under a part corrugated iron, part fibre cement roof.

Single uncovered silage clamp constructed from timber railway sleepers and tarmac floor (dimensions: 12.43m x 41.80m) located to the north of the farmstead identified as marked on the enclosed buildings plan.

To the east is an open yard that has previously been used for storing wrapped silage.

The Land

The land comprising Lot 1 is within a ring fence around Primrose Hill Farm. The land is predominantly split into large fields, suited to modern farm machinery.

The Agricultural Land Classification identifies the land as Grade 3 with primarily clay, and loamy clay soils classified within the Denchworth Soil Series.

The land lies between 100m above sea level to the west of the farm and 60m above sea level to the south and west of the farm.

Farm Buildings Layout Plan – Primrose Hill Farm



LOT 2 – GORMAN CASTLE FARMHOUSE & 4.13 AC OF GRASSLAND

Gorman Castle Farmhouse together with the adjoining range of brick and pantile outbuildings incorporating stables together with 4.13 ac (1.67 ha) of grassland is being offered as a separate lot but could form part of a wider unit as a whole or together with Lots 3 and 4.

If let separately, the house and buildings are to be let on an Assured Shorthold Tenancy for an initial term of 12 months. The grassland will be let on an FBT for an equivalent term.

Farmhouse

Gorman Castle Farmhouse consists of a detached, four bedroom traditional dwelling of brick and pantile construction, with road frontage, and a courtyard range of traditional buildings divided into stables. The farmhouse is undergoing refurbishment throughout spring and summer 2023.

- Large Sitting/Dining Room
- Kitchen Diner
- Lobby
- Office
- Four Bedrooms, One Ensuite
- Family Bathroom



To the outside:

A lawned garden is located to the west of the farmhouse with a boiler house attached to the property to the north. A courtyard area to the east of the house provided the following buildings;

Outhouse with stainless steel sink and drainer, plumbing for washing machine and outside toilet.

- 1- **North Range** – Brick & tile single storey construction divided into Cart Store (4.75m x 5.95m), stables (17.36m x 3.68m)
- 2- **East Range** – Brick and tile double storey (19.33m x 4.62m)
- 3- **South Range** – Brick and tile construction single storey (5.22m x 5.82m)



EPC:

Gorman Castle Farm has an EPC rating of G. Measures will be taken to improve the energy efficiency of the property as part of the refurbishment works. This will ensure a minimum rating of E is achieved prior to a new letting.

Outgoings:

The Tenant is to be liable for all outgoing.
Council Tax Band – E

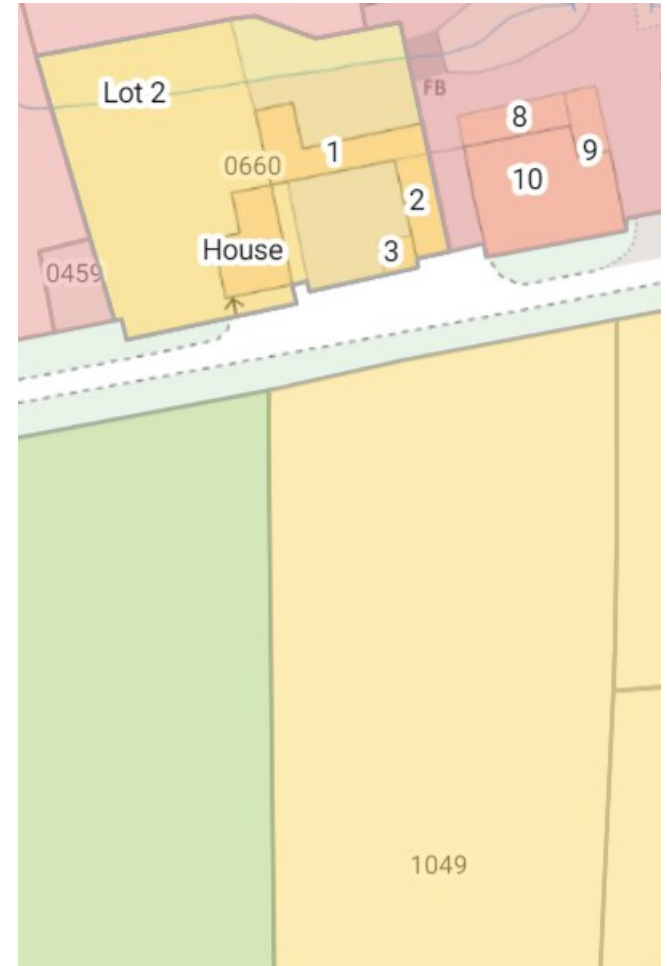
Services:

Mains water and electricity, septic tank drainage and oil-fired central heating.

The Land

The farmhouse is offered with NG 1049, NG 1549 & NG 1456, a permanent grass field extending to 4.65 ac (1.88 ha) suitable for livestock and horse grazing. The field is accessed from Bugthorpe Lane.

Buildings Plan Lot 2



LOT 3 – GORMAN CASTLE FARM BUILDINGS & LAND

Comprising 114.51 ac (46.34 ha) or thereabouts, farm buildings, 61.95 ac (25.07 ha) of arable land and 51.20 ac (20.72 ha) of permanent grassland.

The farmstead is situated immediately north of Bugthorpe Lane with two separate farm access points. The buildings comprise:

4 Dutch Barn (22.7m x 19.6m)

Five bay timber framed building with adjoining mono-pitch lean-to currently used for straw storage. Part concrete block walls to the south and east elevations with Yorkshire Boarding over, open to the north and west elevations.

5- Livestock Housing / Cattle Yard (16.1m x 7.4m)

Timber framed building with mono pitch lean-to under fibre cement roof. The building is clad with PCS sheeting to the north and south and open to the east.

6- Dutch Barn (16.1m x 9.0m)

Timber framed building with fibre cement roof, clad with PCS sheeting on the south elevation and sliding door on the north elevation.

7- Dutch Barn (16.3m x 10.7m) & Lean-to (16.3m x 6.7m)

A timber framed construction with concrete block walls with Yorkshire Boarding over on the south elevation, raised concrete feed passage dividing into two livestock yards. All under fibre cement roof.

8- Northern Traditional Range (16.27 x 4.55)

Traditional brick and tile range part double storey part single storey providing chemical store and storage.

9- Eastern Range (20.47 x 4.56)

Traditional brick and tile single storey range comprising five loose boxes/ storage areas.

10- Covered Yard (16.27 x 15.92)

Timber framed covered yard enclosed by buildings 5 & 6. Open gated alley for loading and unloading livestock with gate onto Bugthorpe Lane.



Services

Mains water and electricity are provided to the farm and are presently shared with the farmhouse.

Access

Whilst all of the land can be accessed from the farmstead additional access is available from Bugthorpe Lane over land east of the holding as shown coloured orange on the attached plan. A right of access exists over NG 3809 between points A & B in favour of the resident of Baffham Farm. The Tenant is to ensure an unrestricted access at all times.

The Land

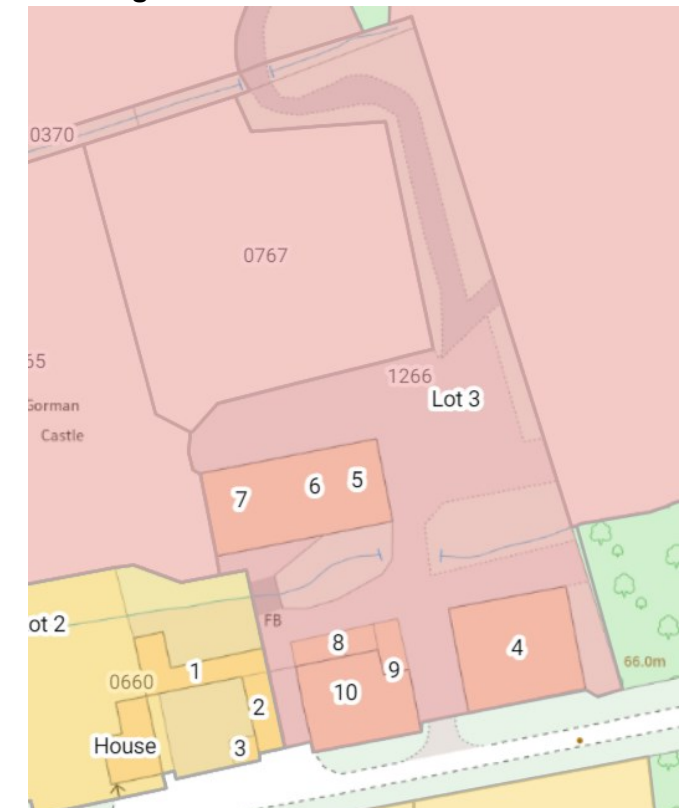
The land comprising Lot 3 is located immediately north and north east of Gorman Castle farmstead, and is divided into large fields, suited to modern farm machinery.

The Agricultural Land Classification identifies the land as Grade 3 with primarily clay, and loamy clay soils classified mainly within the Denchworth Soil Series and some land to the south within the Dunkeswick soil series.

The land lies between 100m above sea level to the north east of the lot and 65m above sea level to the south of the lot. The lowest point being the route of the Baffham Beck. Lot 3 adjoins Lot 4 to the west divided by Gilder Beck.



Buildings Plan Lot 3



LOT 4 – 75.74 AC (30.65 HA) OF BARE LAND

Comprising 34.37 ac (13.91 ha) of arable land and 41.34 ac (16.73 ha) of permanent grassland located west of Gorman Castle Farm.

Access

The land is accessed via a single point of access from Bugthorpe Lane over a stoned track which leads north over Bugthorpe Beck.

The Land

The land comprising Lot 4 is located immediately west of Gorman Castle farmstead and Lot 3. As with Lots 1 and 3, the land is predominantly split into large fields with some smaller permanent grass fields.

The Agricultural Land Classification identifies the land as Grade 3 with primarily clay, and loamy clay soils classified mainly within the Denchworth soil series and some land to the south within the Dunkeswick soil series.

The land lies between 85m above sea level to the north east of the lot and 60m above sea level to the south of the lot, being the point of Bugthorpe Beck.



Lot 4 - View North



Buildings at Primrose Hill Farm



View South Across Primrose Hill Farm

GENERAL INFORMATION

BASIC PAYMENT SCHEME (BPS)

BPS will not be available to the incoming Tenant.

AGRI-ENVIRONMENTAL SCHEMES

Primrose Hill and Gorman Castle Farms presently do not form any part of an agri-environmental scheme. The incoming tenant is encouraged to enter into such schemes including the Sustainable Farming Incentive and the Countryside Stewardship Schemes.

The farms are situated in a Heritage Area which is covered by a Heritage Management Plan (HMP). An incoming Tenant will be required to comply with the HMP and consent from Natural England will be required for new scheme proposals. Details of the relevant management prescriptions are available on request from Dee Atkinson & Harrison.

TENANT RIGHT

The incoming tenant(s) will not be required to pay an ingoing valuation for any growing crops, unconsumed silage, hay or straw (if any) at the date of entry.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is let subject to all wayleaves, easements and rights of way whether formally mentioned in these letting particulars and the tenancy agreement or not.

The Landlord will retain the payment for all easements and wayleaves on the property.

The Landlord reserves a right of way over all Estate roads and farm tracks for both private use and for the ongoing management of the Estate.

A public right of way crosses Lot 1 from Bugthorpe Lane south along the farm access to the Primrose Hill farmstead then south through NG 5809 and west along the northern boundary of NG 6671.

Within Lot 4 the Chalkland Way crosses the northern boundary of NG 3596, NG 4596 and the north western boundary of NG 6126. A bridleway runs from the Chalkland Way along the eastern boundary of NG 4596 then west along the southern boundary of NG 4596 and NG 3596.

VALUE ADDED TAX (VAT)

VAT will be charged on the rent attributed to the land and buildings, but excluding the residential elements.

STAMP DUTY LAND TAX (SDLT)

Please be aware that Stamp Duty Land Tax may be payable by the Tenant and interested parties should make their own enquiries as to any liability.

VIEWING DAYS

Viewings of the holding are to be conducted on specified dates:

Date	Time
Friday 12 th May 2023	10am to 3pm
Tuesday 16 th May 2023	10am to 3pm
Saturday 20 th May 2023	9am to 1pm

To book an appointment to view on the specified dates, please contact Dee Atkinson and Harrison. The Landlord’s agents will be present on the viewing days within the yard at Primrose Hill Farm (Lot 1) to answer any queries.

No access to the property is allowed other than on the viewing dates. In the interests of bio-security, please ensure that outdoor boots and clothes are clean and disinfected before coming onto the holding.

HEALTH AND SAFETY

The land is part of a working farm with potential hazards. Please be vigilant when viewing.

Location details using [///what3words](#) are:

Primrose Hill Farm
[///access.outline.order](#)

Gorman Castle Farm
[///tasks.heeding.printers](#)

THE TENANCY AGREEMENT

The property is to be let on a Farm Business Tenancy Agreement, either as a whole or in separate lots under the Agricultural Tenancies Act 1995, commencing on 6th October 2023.

On completion of the agreement early entry will be provided for cultivations once the land has been cleared of the 2023 crop. A draft copy of the FBT will be available on the viewing days for inspection.

Tenancy – Heads of Terms	
Initial Fixed Term	Maximum 15-year FBT Agreement
Break Clause	May be considered
Rent	Payable half yearly in advance
Rent Review	Three yearly
Farm Management Objectives	<ul style="list-style-type: none">• The Estate supports the development of a regenerative farm management system.• Any root crops are permitted only to be grown 1 year in 5.
Guarantor	Applicants may be asked to provide a Guarantor.
Repairs	Repair and Maintenance obligations will be as set out in the Agriculture (Model Clauses for fixed Equipment) Regulations 2015 (SI Non 950)
Building Insurance	Landlord to insure Landlords buildings and fixtures.
Sporting, Timber, Wayleaves and Minerals	Woodland is to be excluded from any letting. The sporting and mineral rights are reserved to the Landlord.
Outgoings	Tenant(s) to pay all outgoing
Permitted Use	Agriculture and appropriate diversification. The holding is not to be used to produce pigs or poultry.
Assignment & Sub-letting	Not permitted
Dispute Resolution	Any disputes to be determined by Arbitration.

A record of condition will be completed at the commencement of the tenancy agreement.

Please note that the Estate is a sporting estate, and the land will be accessed for shooting and hunting within the law during the respective seasons.

TENDER PROCEDURE

Tenders for the land must be submitted on the tender form which will be provided on request from the agents, and sent to:

Dee Atkinson & Harrison

The Exchange
Exchange Street
Driffield
YO25 6LD

Tenders must be received before 12 noon on Friday 9th June 2023 in a sealed envelope marked "Strictly Private and Confidential" with the reference: "**Primrose Hill and Gorman Castle Farms Tender**".

Applicants must complete the tender form in full including references and the following information should also be provided to assist in assessing the tenders:

- Brief Curriculum Vitae/Background to the Applicant(s) including details of existing farming business/experience.
- Three-year business plan and cashflow budget.

All tenders must be for a specific sum; escalating or accumulating tenders will not be considered, and the Landlord is not obligated to accept the highest or any tender.

INTERVIEWS

Shortlisted applicants will be asked to attend an interview to meet the Landlord within the week commencing 26th June 2023. Applicants who cannot attend an interview within this week should make this clear on the tender form.

PLANS, AREAS & SCHEDULES

The plans and areas in these letting details are for guidance purposes only and subject to verification, including the area registered on the Rural Land Register.

LOTING

If prospective tenants wish for the Landlord to consider alternative lotting proposals, please discuss these with the Agent handling the letting.

FURTHER INFORMATION

Please contact the Agent:

Davina Fillingham BSc (Hons) MRICS FAAV

Mobile: 07841 051152

Email: Davina@dee-atkinson-harrison.co.uk

If you have downloaded these particulars from the internet please register your interest with our office.

NOTES

Particulars: April 2023 Photographs: April 2023

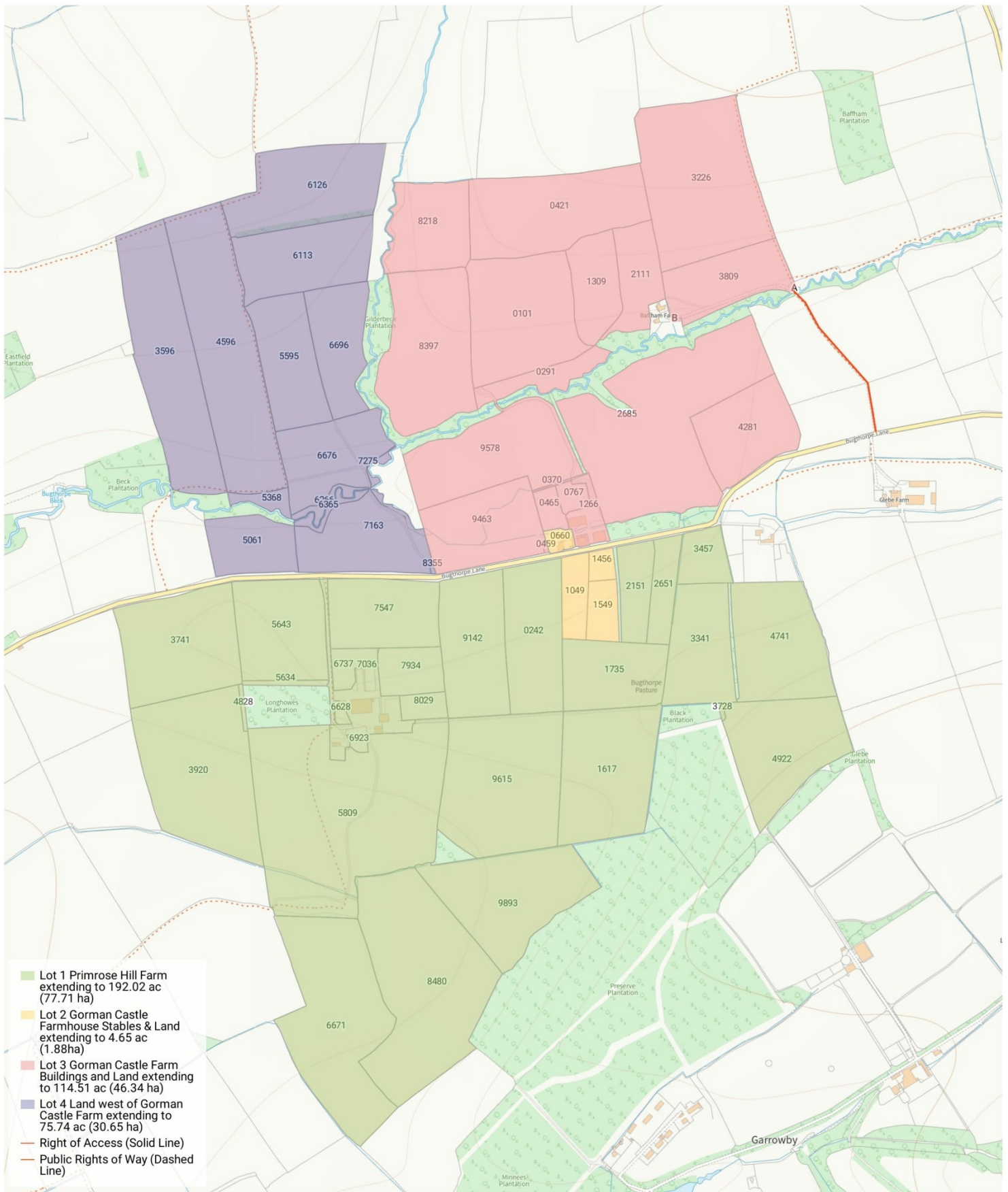
AREA SCHEDULE (BASED ON LANDAPP AND RPA RLR INFORMATION)

LOT NO.	MAP SHEET	NG NUMBER	GROSS AREA		2023 Cropping
			HA	ACRES	
1	SE7857	6671	6.00	14.83	Winter Barley
		8480	7.24	17.89	Winter Wheat (2 nd)
		9893	4.23	10.45	Winter Wheat (1 st)
	SE7858	3741	4.08	10.08	Permanent Grassland
		3920	5.60	13.84	Winter Wheat (2 nd)
		4828	0.07	0.17	Permanent Grassland
		5634	0.15	0.37	Permanent Grassland
		5643	3.07	7.59	Permanent Grassland
		5809	10.29	25.43	Permanent Grassland
		6628	0.08	0.20	Permanent Grassland
		6737	0.47	1.16	Permanent Grassland
		6923	0.10	0.25	Permanent Grassland
		7547	2.60	6.42	Winter Barley
		7934	1.04	2.57	Permanent Grassland
		8029	0.41	1.01	Permanent Grassland
		9142	3.14	7.76	Winter Barley
		9615	5.47	13.52	Winter Wheat (1 st)
		7036	1.52	3.76	Farmstead
	SE7958	242	2.92	7.22	Winter Barley
		1617	4.16	10.28	Winter Wheat (1 st)
		1735	2.37	5.86	Permanent Grassland
		2151	1.07	2.64	Permanent Grassland
		2651	0.91	2.25	Permanent Grassland
		3341	2.58	6.38	Permanent Grassland
		3457	0.89	2.20	Permanent Grassland
	SE7958	3728	0.03	0.07	Permanent Grassland
		4741	3.59	8.87	Permanent Grassland
		4922	3.63	8.97	Permanent Grassland
	Sub-total =		77.71	192.02	

2	SE7958	1049	0.76	1.88	Permanent Grassland
		1456	0.27	0.67	Permanent Grassland
		1549	0.64	1.58	Permanent Grassland
		660	0.21	0.52	House & Buildings
	Sub-total =		1.88	4.65	
3	SE7858	8397	4.53	11.19	Winter Barley
		9578	3.96	9.79	Stubble
		9463	2.88	7.12	Permanent Grassland
	SE7859	8218	2.42	5.98	Permanent Grassland
	SE7959	421	4.39	10.85	Winter Barley
		101	4.28	10.58	Winter Barley
		2111	1.47	3.63	Permanent Grassland
		1309	1.62	4.00	Permanent Grassland
		3226	5.92	14.63	Permanent Grassland
		3809	2.25	5.56	Permanent Grassland
		459	0.01	0.02	Permanent Grassland
	SE7958	2685	7.91	19.55	Stubble
		4281	2.57	6.35	Permanent Grassland
		291	0.91	2.25	Permanent Grassland
		465	0.36	0.89	Permanent Grassland
		767	0.28	0.69	Permanent Grassland
		370	0.03	0.07	Permanent Grassland
		1266	0.55	1.36	Farmyard
	Sub-total =		46.34	114.51	

4	SE7858	3596	5.22	12.90	Stubble
		4596	6.11	15.10	Stubble
		5595	2.58	6.38	Stubble
		6696	2.17	5.36	Permanent Grassland
		6676	2.54	6.28	Permanent Grassland
		7275	0.09	0.22	Permanent Grassland
		7163	2.76	6.82	Permanent Grassland
		6266	0.24	0.59	Permanent Grassland
		6365	0.23	0.57	Permanent Grassland
		5368	0.32	0.79	Permanent Grassland
		5061	1.64	4.05	Permanent Grassland
		8355	0.01	0.02	Natural Track
		SE7859	6126	3.75	9.27
	6113		2.99	7.39	Permanent Grassland
	Sub-total =		30.65	75.74	
	TOTALS =			156.58	386.91





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For Identification Only & Not to Scale



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