



TO LET - LAND AND BUILDINGS AT GREEN FARM
Langton, Malton, North Yorkshire



 **AFP** Alnwick Farming And
Property Consultants

LAND & BUILDINGS GREEN FARM

Langton, Malton, North Yorkshire, YO17 9QP

Malton 4 miles | York 17 miles | Scarborough 26 miles | Leeds 44 miles

(Distances Approximate)

Productive arable land and a range of farm buildings extending to 44.10 hectares (108.96 acres) or thereabouts



To Let on a Farm Business Tenancy
on behalf of the Langton Estate



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INTRODUCTION

Following the retirement of the existing tenant an opportunity has arisen to rent a block of productive arable land on the Langton Estate, together with a range of buildings all forming part of Green Farm.

Extending to approximately 44.10 hectares (108.96 acres) overall, the land is classified as Grades 2 and 3, with soils within the 'Rivington 1' series (well drained coarse loamy soils over sandstone) and the 'Aberford' series (well drained loamy soils over limestone).

The land has previously been farmed as part of a mixed arable and pig operation, with outdoor pigs rotated around the farm and regular applications of farmyard manure. Copies of recent soil tests for the land are available from the letting agents.

The land and buildings are offered to let as a whole or in two lots, with the farm buildings including a modern general purpose/livestock building together with the separate traditional range, general purpose store and covered yard.

LOCATION & SITUATION

Green Farm is located towards the western end of Langton village, approximately 4 miles to the south of Malton.

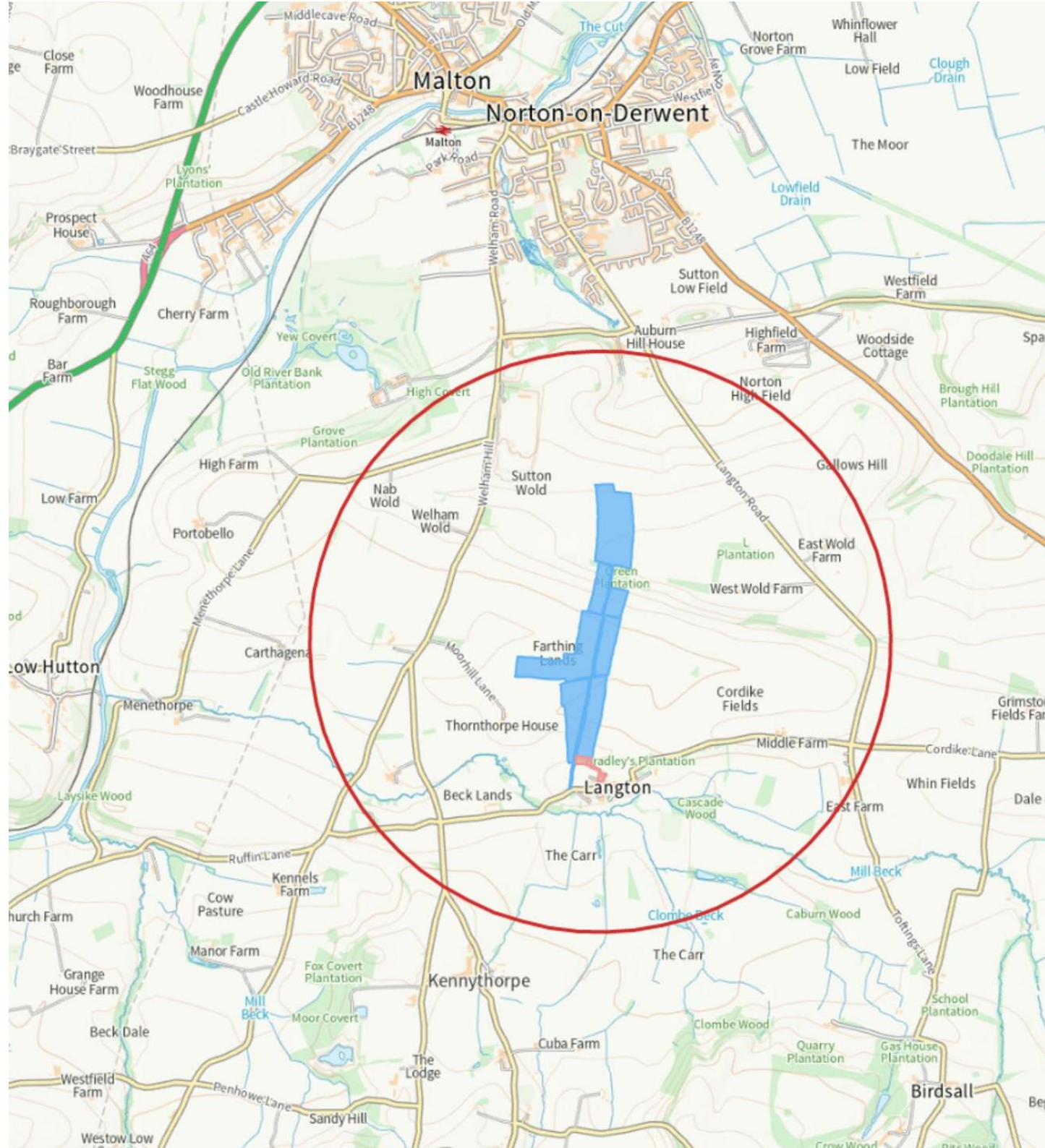
A stoned central access track connecting to the main road leading into Langton village from the west provides good access for modern farm machinery to all the fields, the farm buildings and the yard areas.

The land is situated between 45m and 100m above sea level, with gently rolling topography, becoming steeper towards the northern boundary where the land rises up onto 'Langton Wold'.

The What3Words location references are:

Lot 1: [///tunes.witty.hands](#)

Lot 2: [///slung.wiggling.dislodge](#)



LOT 1 (Outlined and shaded blue)

Arable land extending to approximately 43.30 hectares (107.00 acres) or thereabouts. Cropping for harvest 2023 includes winter barley and winter wheat and early entry will be available on a field-by-field basis once the crops are harvested and the tenancy agreement has been signed.

Previous cropping has been based around a mainly cereals rotation (wheat and barley) with oilseed rape and potatoes grown as break crops. The land is fertile, generally free draining with the fields enclosed by mature boundary hedges. The land is not currently connected to any services (mains or private).

LOT 2 (Outlined and shaded red)

Lot 2 includes a range of farm buildings with a brief summary provided in the table opposite. Access to the buildings will be available on the 11th October 2023.

Building ‘a’ consists of a useful modern general-purpose building recently used for housing pigs on a ‘bed and breakfast’ basis and surrounding stoned yard area with access directly from the central track.

In addition, there is a separate traditional range, covered yard and general storage area (Buildings ‘b to g’) within the village which are also available for inclusion in the tenancy, if required.

Under the terms of the tenancy, the use of buildings ‘b to g’ within the village will be restricted to agricultural storage only and they are not to be used for housing livestock. Proposed alternative uses will require landlord’s consent and the necessary planning consents.

The buildings are connected to mains water and electricity although the services need to be split and separate meters installed.

Please note that the existing feed pig equipment, internal gates, barriers and feed bins belong to the tenant and are not included in the letting. These items will be removed on or before the 10th October 2023.

If buildings ‘b to g’ are included in the tenancy, the buildings are to be accessed via the stoned track shaded blue and not over the main access into Green Farm shown hatched on the plan opposite.

Plan Reference	Brief Description	Approx. Gross External Floor Area (m ²)
a	Steel portal framed general purpose building with concrete floor enclosed with concrete block walls and timber boarding above. Cement fibre roof sheet. Four roller shutter access doors.	457
b	Timber framed mono pitch building with concrete floor	230
c	Single storey stone and pantile traditional building	60
d	Two storey stone and pantile former granary	48
e	Single storey stone and pantile traditional building	52
f	Covered Yard with concrete floor	272
g	Single storey stone and pantile traditional building	85



TENANCY AGREEMENT(S)

The land and Buildings are offered to let on a Farm Business Tenancy (FBT) as a whole or in two separate lots.

The main terms for the FBT are as follows:

- Initial agreement term of 2 years commencing on the 11th October 2023
- The agreement will continue year to year after the initial term has ended, unless terminated by either party.
- Rent payable half yearly in advance.
- Rent to be reviewed every 3 years.
- The agreement will be 'Full Repairing' on the tenant subject to the preparation of a record of condition at the commencement of the tenancy.
- A part resumption clause will be included in the agreement operational on 6 months-notice in respect of Buildings 'b to g' together with the surrounding farmyard adjoining the village. This clause will not affect Building 'a' or the surrounding yard area.
- The landlord will insure the buildings and recharge the annual premium to the tenant(s).

LANDLORD RESERVATIONS

The Landlord will reserve all wayleaves, timber, mineral and sporting rights under the terms of the tenancy, together with a right of access to inspect the land and buildings at all reasonable times.

BASIC PAYMENT SCHEME (BPS)

No subsidy entitlements are available as part of the letting. The land has previously been registered for the Basic Payment Scheme (BPS) and is classified as non-SDA. The outgoing tenant submitted the 2023 BPS claim and will retain the 2023 payment in full together with the de-linked payment.

The new tenant(s) will be required to indemnify the outgoing tenant against any breaches of cross compliance for the remainder for 2023.

DESIGNATIONS

The land is within a Nitrate Vulnerable Zone.

DILAPIDATIONS, TENANT RIGHT & INGOING

No dilapidation payment is available to the incoming tenant(s).

The land is to be left in stubble by the outgoing tenant and the only ingoing payment will relate to any farmyard manure stacked on the land by the outgoing tenant at the end of his tenancy.

Further details will be made available as the outgoing tenant ceases his existing livestock enterprise.

ADDITIONAL INFORMATION

A copy of the previous soil tests for the land and the tenancy agreement will be available for inspection on the viewing days.

PUBLIC RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The land is to let subject to all existing public and private rights of way, easement and wayleaves. The track leading though the land in Lot 1 connects to a Bridleway which runs along the eastern and part of the southern boundary of Field 1.

STEWARDSHIP

The land is not subject to any Environmental Stewardship or Countryside Stewardship Schemes. The Landlord will consider proposals to enter the land into a Stewardship Scheme or the Sustainable Farming Incentive Scheme and details should be included with the tender.

PLANS, AREAS AND SCHEDULES

The plans included in these particulars are based on areas provided by the Rural Payments Agency and the Ordnance Survey and are for reference only. The purchaser(s) will be required to satisfy themselves as to the boundaries and areas of the land offered to let and any errors shall not annul the letting nor entitle either party to compensation in respect thereof.

HEALTH AND SAFETY

When viewing the land please be aware of the potential hazards associated with agricultural land forming part of a working farm.

LOCAL AUTHORITY

North Yorkshire Council T: 0300 131 2131

APPLICATION PROCESS & TENDERS

The land is to let by 'Informal Tender'.

Interested parties can source a copy of the tender form from the letting agents. Copies will also be available on the viewing days. The Landlord is not bound to accept the highest or indeed any offer. No escalating offers will be considered.

Tenders must be submitted by no later than **12 noon on 15th August 2023**. The Tender information submitted should include:

1. Full name(s) and address of the proposed tenant(s)
2. The tender rent
3. Farming experience
4. Details of the current farming enterprise
5. Proposed farming system and cropping rotation
6. Proposed use of the farm buildings (if required)
7. Finance available to support the proposal.
8. References (one financial and one character reference)

Tenders should be submitted to the letting agents' Alnwick Office. Tenders can be submitted by email by prior agreement and subject to the email being received before the tender deadline.

COSTS

Each party to bear their own costs.

VIEWING & FURTHER INFORMATION

Specific viewing days are to be held and interested parties should contact the letting agents to register their interest to view. Viewings outside the nominated viewing days are not permitted as the holding still forms part of an existing tenancy and the privacy of the tenant is to be respected.

To register your interest to view or for more information please contact:

Oliver Stones MRICS FAAV

M: 07949 035181

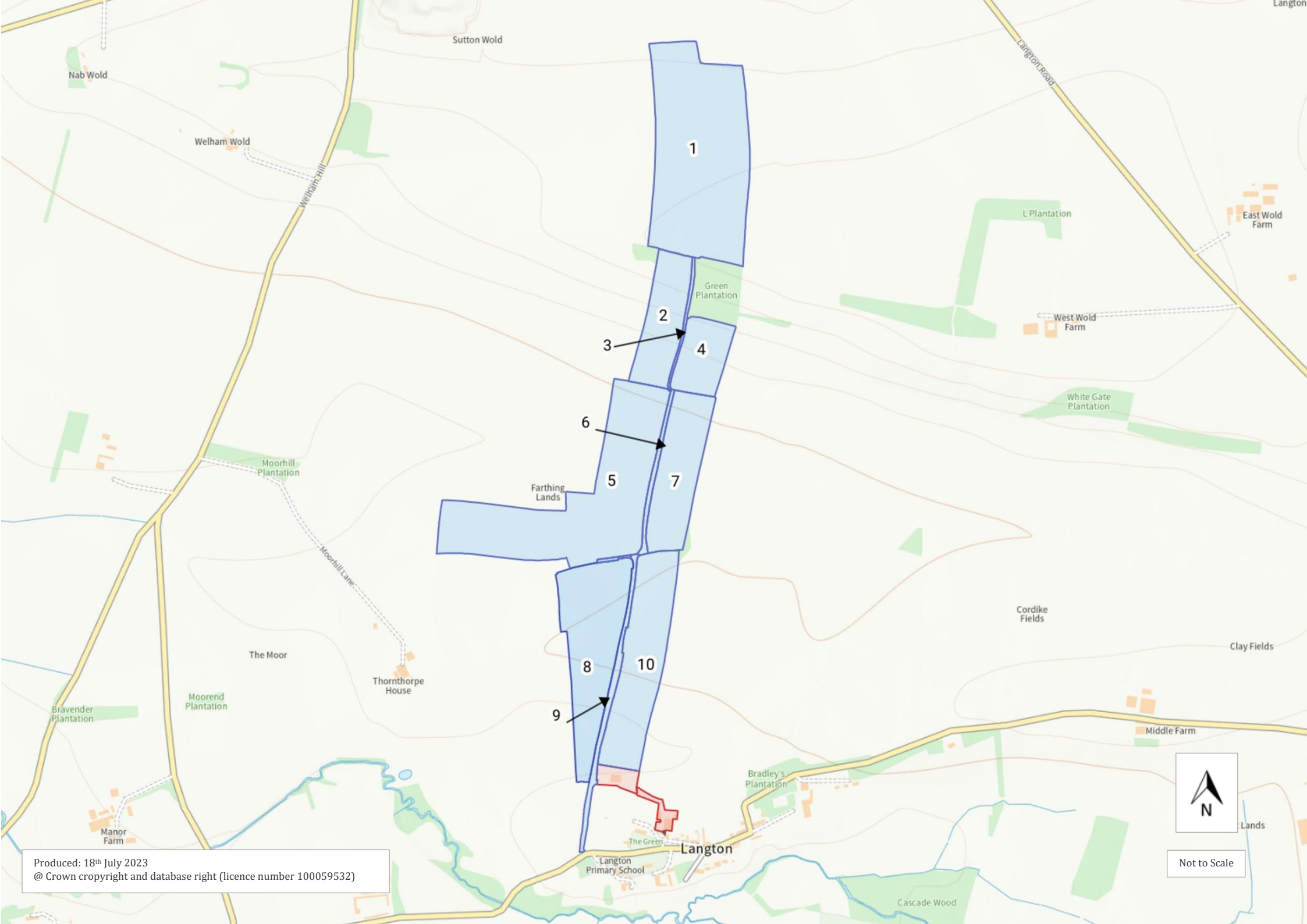
E: oliver@alnwickfpc.co.uk

Emma Smith MRICS FAAV

M: 07378 381134

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AREA SCHEDULE & PREVIOUS CROPPING

Field No	OS Map Sheet	NG Number	Gross Area		Description	Previous Cropping				
			Ha	Acres		2023	2022	2021	2020	2019
1	SE7968	7278	11.22	27.73	Arable land	Winter Barley	Winter Wheat	Potatoes	Winter Wheat	Winter OSR
2	SE7968	7247	3.00	7.41	Arable land	Winter Wheat	Winter OSR	Winter Wheat	Spring Wheat	Winter Wheat
3	SE7968	7639	0.21	0.52	Track	Track				
4	SE7968	8030	2.09	5.15	Arable land	Winter Wheat	Winter OSR	Winter Wheat	Spring Wheat	Winter Wheat
5	SE7967	5893	10.48	25.89	Arable land	Winter Barley/ Winter Wheat	Winter OSR/Winter Wheat	Winter Wheat	Winter Wheat	Winter Wheat/ Potatoes
6	SE7968	7010	0.41	1.01	Track	Track				
7	SE7968	7402	3.89	9.62	Arable land	Winter Barley	Winter Wheat	Winter Wheat	Winter Wheat	Winter Wheat
8	SE7967	5357	5.68	14.02	Arable land	Winter Wheat	Potatoes	Winter Wheat	Winter OSR	Winter Barley
9	SE7967	5850	0.96	2.38	Track	Track				
10	SE7967	6554	5.37	13.27	Arable land	Winter Wheat	Potatoes	Winter Wheat	Winter OSR	Winter Barley
Sub-total (Lot 1) =			43.30	107.00						
11			0.48	1.19	Building and Yard					
12	SE7967	6821	0.03	0.07	Track					
13	SE7967	7021	0.11	0.27	Track					
14			0.18	0.44	Buildings and Yard					
Sub-total (Lot 2) =			0.79	1.96						
Total =			44.10	108.96						



Brochure Reference: AFC/LANG 4/V.1 | Particulars prepared: July 2023 | Photographs taken: June 2023

IMPORTANT NOTICE

The information contained in these particulars is intended to be reliable and accurate. They should however be used for guidance only and complete accuracy cannot be guaranteed. All dimensions, measurements and descriptions provided are approximate and plans are for illustrative purposes only. Interested parties should satisfy themselves as to the information provided including the boundaries and areas. No services have been tested and cannot be guaranteed. These particulars are for the guidance of interested parties and do not constitute an offer or contract.

