



AVAILABLE ON A GRAZING LICENCE – Up to 88.24 acres of permanent grassland, York

StephensonsRural

SR
Est. 1871



An opportunity to occupy up to 88.24 acres of grassland at Scoreby between York and Stamford Bridge

GENERAL INFORMATION:

LOCATION:

The Land is accessed off Scoreby Lane and is located south of the York to Stamford bridge road. The Land is approximately 3.5 miles north east of Murton, 1 mile south west of Stamford Bridge and 1 mile south east of gate Helmsley. YO41 1NS

DESCRIPTION:

The land consists of a mixture of 10 grass fields either on the river Derwent bank or on the adjoining fields. The land extends to approximately 88.24 acres (35.71 ha) as edged red on the attached plan. Main access is via a right of way over a track from Scoreby Lane to field number 2584, there is also direct access from Scoreby Lane onto field numbers 8998, 9796 and 9483. There is an additional access to field number 6336 and 7711 through a right of way edged brown in the plan below. All access points are shown on the plan with an orange dot.

The northern land is classified under the Bishampton 1 Soil Series and the Southern land is classified under the Everingham Soil Series. The Agricultural Land Classification identifies the land as being Grade 2.

SERVICES:

There is a water connection to every field, with water troughs. The grazier will be responsible for the cost of water consumed on the land.

PLANS:

Areas have been shown based on information from the RPA's plans.

MAIN TERMS OF AGREEMENT:

The property is available on a grazing licence from 1st April 2022 to 30th September 2022.

LICENCE FEE:

Half due on the day of signing and half due on the first day of July 2022.

STEWARDSHIP SCHEMES:

The land is included in an environmental stewardship scheme as Field Nos 2584, 1553, 0118, 9796, 2170, 6336, 7711 and 6887 are coded as wet grassland for breeding waders, meaning there are restrictions to the land:

- Do not exceed a stocking density of 0.75 LU/ha between 1st April and 31st May across each field.
- Do not apply fertilisers, organic manures or waste materials unless specifically agreed in writing with Natural England. Fertiliser may be applied one year in five at a rate of 50/kg/N/yr in consultation with your Natural England adviser. Fertiliser must not be applied near to the river.
- Do not top, roll, or harrow between 1 October and 30 June. Do not treat more than 30% of the total grassland area in any one year, and always leave a minimum of 5% tussocks/longer grass.

FENCING

The majority is posts and four strands of barbed wire and is not suitable for ewes and lambs.

REPAIR AND MAINTENANCE:

The grazier must leave the land no worse than on entry.

RIGHTS OF WAY:

The entrance to the land will be from two points, one at the northern edge of the grazing land with the entrance from the right of way through the field to the east.

The second entrance to the land will be from the most southern field, this entrance will be from the track in the next eastern field along.

There is a public footpath running through all the land down the eastern edge in conjunction with the River Derwent.

TENDER PROCESS:

Tender forms are available from the office upon request. Interested parties should hand in their tender forms to Stephenson Rural, York by 12 pm on Friday 18th March 2022.

REFERENCES:

References, both financial and practical will be requested and the Landlord reserves the right to take up these references.

VIEWING:

By permit from the Agents only.

Please note that if you have downloaded these particulars from our website, you must contact the Office to register your interest or you will not be included on further mailings regarding this letting.

AGENT CONTACTS:

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