

ARABLE LAND AT NEWTON-UPON-RAWCLIFFE

Cropton & Pickering



GSC GRAYS

PROPERTY • ESTATES • LAND

ARABLE LAND AT NEWTON-UPON-RAWCLIFFE

CROPTON & PICKERING

TO LET – AN OPPORTUNITY TO RENT A LARGE AREA OF GRADE 3
ARABLE LAND SITUATED AROUND PICKERING FROM AUTUMN 2025

Lot 1 – Land at Newton-upon-Rawcliffe

Grade 3 arable land extending to approximately 112.53 hectares (278.07 acres).

Lot 2 – Land at Cropton Lane

Grade 3 arable land extending to approximately 17.10 hectares (42.25 acres).

Lot 3 – Land at Middleton

Grade 3 arable land extending to approximately 41.57 hectares (102.71 acres).

Summary

- Offered to let by informal tender
- Available on a Farm Business Tenancy for a term of five years.
- Tenders to be submitted no later than 12 noon on Wednesday 9th July 2025.

AVAILABLE AS A WHOLE OR IN THREE LOTS



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Introduction

An excellent opportunity for a successful applicant(s) to rent productive arable land. The land is located around the villages of Newton-upon-Rawcliffe, Cropton & Middleton and benefits from roadside access. The land is to be let as a whole or in three lots for a term of five years on a Farm Business tenancy agreement.

Situation

The land is situated on the edge of the North Yorkshire Moors National Park, on the outskirts of Pickering as shown on the location plan.

Land

All of the land is currently within an arable rotation and is classified as Grade 3 arable land with freely draining slightly acid loamy soils and shallow lime-rich soils over chalk or limestone.

A full schedule of the land and cropping information is included within the particulars.

Lot 1

Extends to approximately 112.53 hectares (278.07 acres).

The land is situated around the farm steading with access to the field parcels from the roadside or the Landlords' steading.

Lot 2

Extends to approximately 17.10 hectares (42.25 acres).

Access to the field parcels is a combination of roadside access and via private access tracks within the Landlords' ownership.

Lot 3

Extends to approximately 41.57 hectares (102.71 acres).

The building and woodland is not included within the letting and the Landlords retain a right of access to these areas.

Possession

Possession of the land will be provided on the date the tenancy begins.



Tenancy

Available on Farm Business Tenancy Agreement(s) from Autumn 2025 depending on whether the land is let as a whole or in lots.

The ingoing tenant will be responsible for the cost of the preparation of the Farm Business Tenancy Agreement.

Term

Applicants should tender an annual rent for a term of 5 years.

Rent

Rent to be paid quarterly in advance from the start date of the agreement and will be reviewed every three years.

Uses

The use of the holding is restricted to agricultural use only. No assignment or subletting is permitted on the whole, or any part of the farm.

The landlord would consider consent for potatoes to be included within the rotation no more than one in five years. This is subject to the location being agreed with the landlord. This is to be clearly set out in the tender application.

Schedule of Condition

A Schedule of Condition will be carried out prior to the commencement of the tenancy.

Soil Sample Data

Soil samples have been undertaken within the last 12 months and are available upon request. These are to form part of the schedule of condition.

Boundaries

To keep all fences, hedges and gates on the Holding in no worse state of repair, order and condition than that in which they are at the date of this Agreement as evidenced by the schedule of condition.

To keep all ditches and drains clean and free from obstructions.

Not to remove or alter any fence, hedge or other boundary on the Holding.

When using any sprays to take all reasonable care to ensure that adjoining hedges, trees and crops are not adversely affected and to make good or replant as necessary to the satisfaction of the Landlord should any damage occur and so far as possible to select and use chemicals whether for spraying, seed dressing or any other purposes whatever which will cause the least harm to game birds and other wildlife other than vermin or pest.

Landlord Rights

The timber rights, mineral and sporting rights are reserved for the benefit of the landlord or third-party owner.

Environmental Schemes

There is a Countryside Stewardship (CS) Mid-Tier Agreement across the land until December 2027. A summary of the agreement is available on request.

This is to remain in the name of the Landlord, the tenant will be required to comply with the management prescriptions.

The options included are:

BE3 – Management of Hedgerows

HS3 – Reduced depth, non-inversion cultivation on historic and archaeological features

The successful applicant will be able to explore other environmental schemes. Any environmental schemes on the land must receive prior written consent from the Landlord.

Designations

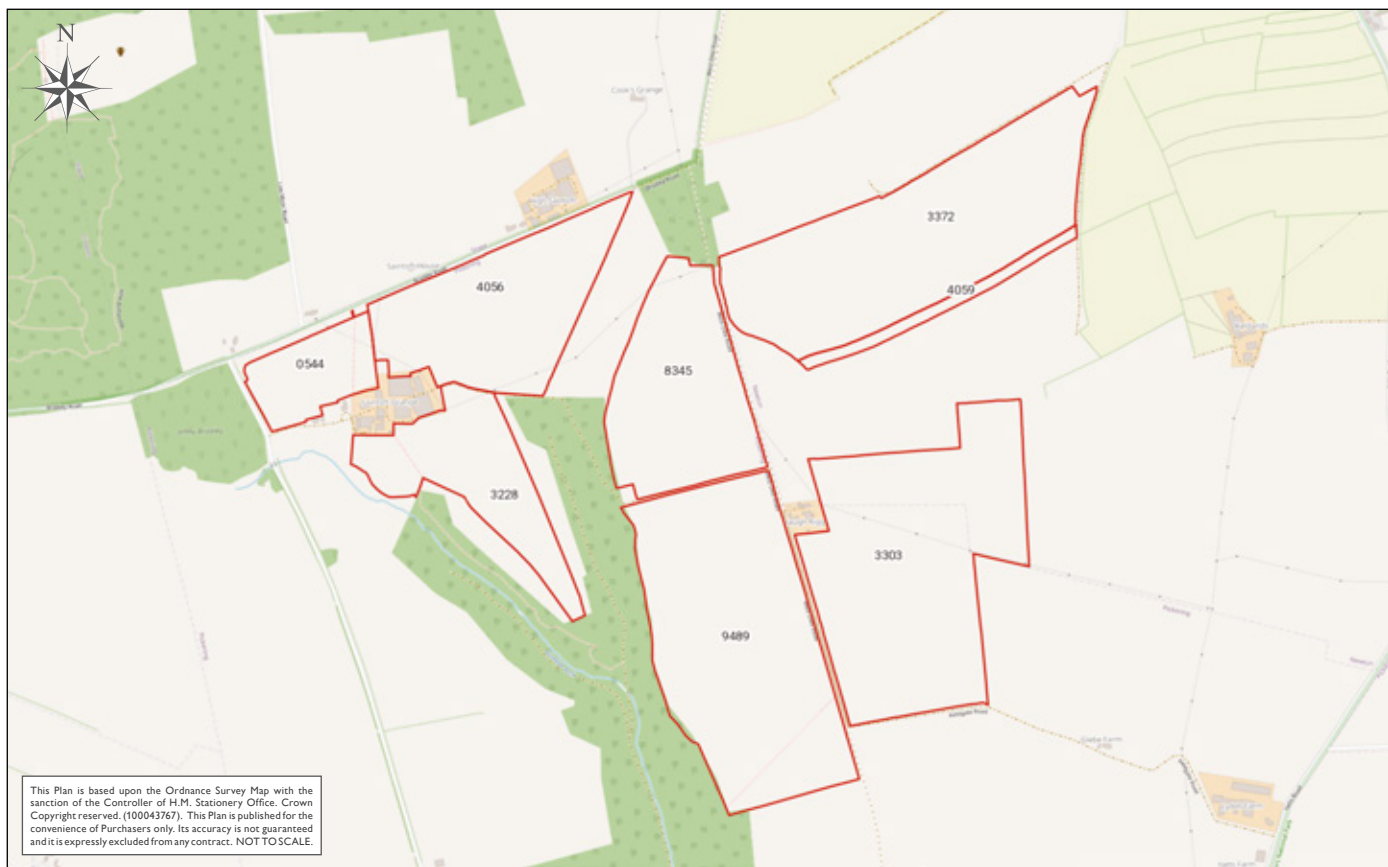
All of the land is situated within the Vale of Pickering Groundwater Nitrate Vulnerable Zones (NVZ).

Within Field Parcels, SE7989 8345 and SE7988 9489 (Lot 1) there are 3 scheduled monuments. These are under the list entries: 1019778, 1020230, and 1019781.

Ingoings

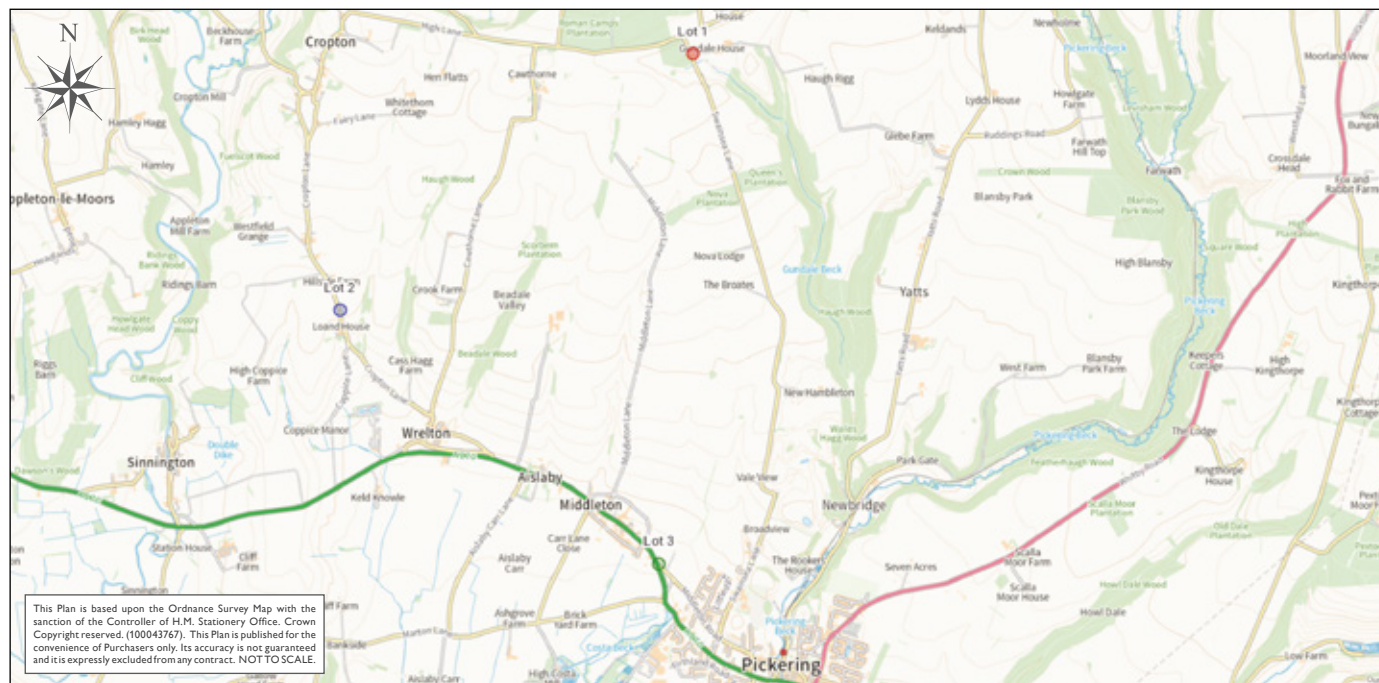
There are no ingoings for the tenancy.

There is a large quantity of manure situated within Lot 1 which is available by separate negotiation.



Lot	OS Sheet No.	National Grid No.	Area (ha)	Area (ac)	Current	2024	2023	2022	2021
1	SE7988	9489	24.1431	59.66	SO	WB	WB	WW	SO
	SE7989	0544	4.5521	11.25	WB	WW	SO	WB	WW
	SE7989	3228	9.1100	22.51	WB	WB	WW	SO	WB
	SE7989	4056	13.4613	33.26	WW	SO	SB	WB	WW
	SE7989	8345	12.6000	31.13	WB	WW	SO	WB	WB
	SE8089	3303	24.4384	60.39	WB/SO	WB	WB/WW	WW/SO	WB/SO
	SE8089	3372	22.5200	55.65	WW	SO	WB	WB	WW
	SE8089	4059	1.7098	4.22	WW	SO	WB	WB	WW
TOTAL			112.5347	278.0732					
2	SE7586	6894	3.1422	7.76	WW	CC	SB	SB	SB
	SE7587	6311	3.9108	9.66	WW	CC	SB	SB	SB
	SE7587	8296	4.2165	10.42	SO	WB	WB	WW	SO
	SE7587	9909	3.0787	7.61	SO	WB	WB	WW	SO
	SE7686	1673	2.7483	6.79	SO	WB	WB	WW	SO
	TOTAL		17.0966	42.2456					
3	SE7986	1228	41.5667	102.71	WB	WB/WW	WW/SO	WB/SO	WB
TOTAL			171.9154	424.80					





Public Rights of Way

Lots 1 and 3 have a number of public footpaths that pass through them,

Full details of these can be found on the North Yorkshire Definitive Map of public rights of way.

Services

Not Applicable

Plans

All plans, schedules and measurements have been prepared as carefully as possible and are based on the Ordnance Survey National Grid plans. These plans are published for administrative purposes only and although they are believed to be correct, the accuracy cannot be guaranteed.

Letting

Application packs and tender forms are available from the letting agents by request.

Please note the Landlords are not obligated to accept the highest or indeed any tender submitted.

Viewings

Viewings are strictly by appointment only with the letting agent, GSC Grays. Please contact GSC Grays on 01423 740120 for further information.

The location of the land is shown on the location map, further details and directions can be obtained from the letting agents' office. The postcode of the property is YO18 8QQ. The what3words address is ///lends.hospitals.jots.

DISCLAIMER NOTICE: PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: June 2025. Photographs taken: May 2025.