

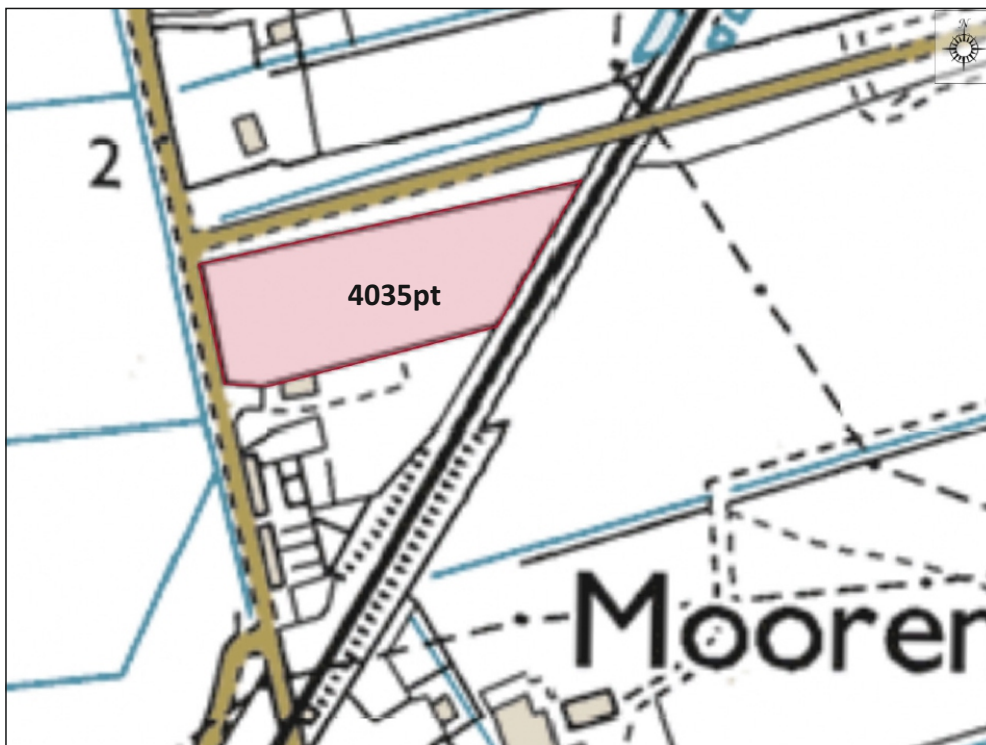
JH Pickup & Co

MOORENDS, THORNE SOUTH YORKSHIRE

(Thorne 2 miles, Goole 10 miles)

4.26 ACRES (1.72 Hectares)

PRODUCTIVE GRASS LAND



**TO LET BY PRIVATE TREATY UNDER A
TWO YEAR FIXED TERM FARM BUSINESS TENANCY**

Letting Agents

JH Pickup & Co
2 Doncaster Road
Bawtry
DONCASTER
DN10 6NF

Tel: 01302 714399

Fax: 01302 719715

Ref: Andrew Houlden

E-mail: andrew.houlden@jhpickup.co.uk



A subsidiary of



General Remarks and Stipulations

Location

The land is situated on the eastern side of Moorends Road on the northern fringe of Moorends. The town of Thorne lies approximately two miles to the south and the town of Goole lies approximately ten miles to the north east. Please refer to the Site Plan on the front page of these particulars.

Description

The land comprises a single grass field which is of a reasonably regular shape and is suitable for mowing or grazing of stock.

The land is classified as being Grade 2 on Sheet 103 of the Provisional Agricultural Land Classification Maps as historically published by the Ministry of Agriculture Fisheries and Food.

The soils are identified by the Soil Survey of England and Wales as being from the "Blacktoft" association with the characteristics described as "deep stoneless permeable calcareous fine and coarse silty soils" and as suitable for "sugar beet, potatoes and cereals".

Basic Payment Scheme

It is not known whether the land is registered on the Rural Land Register. However, if it is not, it can be registered and then used to activate entitlements under the Basic Payment Scheme. There are no entitlements available from the Landlord.

Landlord

Network Space Land Limited.

Terms of the Tenancy

1. The Land is to be let on a two year fixed term Farm Business Tenancy, with effect from 15 September 2021. The rent shall be payable six monthly in advance on 15 September and 15 March each year. A copy of the proposed Farm Business Tenancy agreement is available for inspection at the Letting Agent's office, by prior appointment, or can be e-mailed on request.
2. The Tenant shall be responsible for all outgoing.
3. The Tenant shall keep and leave in repair all fences, gates, ditches, drains etc.
4. The Tenant shall be responsible for all maintenance of hedges, (as applicable).
5. The Tenant may not assign or sub-let the tenancy.
6. The Tenant will use the land for agricultural/grazing purposes only.
7. The Landlord will not allow any land to be used for outdoor pig production.
8. The Landlord will not allow any genetically modified crops to be grown on the Holding.
9. The Landlord will not allow any sewage sludge to be used on the Holding.
10. The Tenant(s) must not spray within 1 metre of any field boundary.
11. There will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for any dilapidations or any other deductions.

Outgoings

Drainage rates are payable to the Black Drain Drainage Board.

Viewing

The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars.

Method of Letting

The land is offered to let by Private Treaty. Interested parties should speak to Andrew Houlden of the Letting Agents on 07970 126303 or contact the office on (01302) 714399 to discuss their interest.

Important Notice

JH Pickup & Co for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The tenant(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS or other consents.
- (iii) The information in these particulars is given without responsibility on the part of JH Pickup & Co or their clients. Neither JH Pickup & Co nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

