



4.67 acres (1.89ha) of land and building Thornton Road | Pickering

TO LET ON AN ANNUAL FARM BUSINESS TENANCY AGREEMENT FOR A 1 YEAR FIXED TERM

A rare opportunity to rent a parcel of grassland and farm buildings in this convenient location, with road frontage onto Thornton Road, on the edge of the market town of Pickering.

- Productive block of grassland
- In excess of 2600 square feet of agricultural buildings
- Road frontage
- Water supply
- To let on a Farm Business Tenancy Agreement - 1 year fixed term
- Rent to be payable half yearly in advance

£1,750 Per Annum



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THE LAND

A single parcel of grassland extending to approximately 4.67 acres (1.89 hectares) or thereabouts.

SITUATION

The land is situated approximately half a mile east of the market town of Pickering, on the A170 Pickering to Scarborough road, and can be identified by our "To Let" board.

GENERAL PURPOSE BUILDING

52' x 42' (15.85m x 12.80m)

Timber frame construction under a fibre cement and cast iron roof, CI sheeting, part concrete floor.

Lean-to to the east elevation (33' x 13') earth floor.

Monopitch twin stable block (12' x 10').

Container.

MAIN TERMS OF AGREEMENT

TERMS

The property will be let on an initial 12 month period subject to approval and agreement of all parties involved. This will be reviewed following the initial 12 month period.

RENT PAYMENTS

The rent is payable half yearly in advance.

OUTGOINGS

The tenant is responsible for all outgoing.

COST OF THE AGREEMENT

The tenant is to contribute £250 plus VAT towards the Agents fees for the cost of setting up the Tenancy Agreement.

POSSESSION

The property will be available for possession as soon as the tenancy agreement has been executed.



RECORD OF CONDITION

A basic record of condition will be completed at the commencement of the Agreement.

SERVICES

Mains water is connected to the land/building. The Tenant is responsible for paying for any water used on the land by reference to a metered supply. There are no other services connected to the land.

WAYLEAVES AND EASEMENTS

None to the Landlords knowledge. The land is let subject to and with the benefits of all wayleaves and easements whether mentioned in these sale particulars or not.

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

WHAT3WORDS

alas.losing.shapes

REFERENCES

A reference may be requested with the Landlord reserving the right to undertake credit checks.

ANIT-MONEY LAUNDERING REGULATIONS

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

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VIEWING

By appointment with the Agent

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk

boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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