



| RURAL
| COMMERCIAL
| PLANNING
| RESIDENTIAL



TO LET

Summer Mowing & Grazing in the Lower Derwent Valley

77.78 hectares (192 acres)

Available from 1 July to 31 October 2017

in 5 Lots

By Informal Tender - Application Deadline 22 June 2017



GENERAL DESCRIPTION

The Lower Derwent Valley National Nature Reserve is approximately 10 miles south east of York and 10 miles north east of Selby and comprises a series of flood meadows, pastures, woodlands and waterways offering a rich habitat for birdlife and plant species. Natural England are seeking farmers to take a grass crop followed by aftermath grazing from 1st July to 31st October 2017. This will contribute towards the management and improvement of the habitats whilst offering summer mowing and grazing to the farmer.

The land parcels are situated along the flood plains of the River Derwent and are available in five lots as indicated on the Plan and Schedule.

Each of the parcels is generally flat and capable of mowing for a hay crop. The cropping is mixed meadow grasses typical of ings meadows.

Ideally, Licensees will require the land for hay and aftermath grazing. However, separate licences will be considered for each activity.

FENCING

Due to being ings meadows, most parcels are un-fenced and it will be the responsibility of the Grazier to erect temporary fencing or electric fencing to retain livestock for the duration of occupation.

WATER SUPPLY

It will be the responsibility of Graziers to provide an adequate water supply to livestock on the land.

ACCESS

Access routes to each parcel will be confirmed on the Viewing Day. The successful applicants will be given keys to the access gates.

Selby: approx. 10 miles

York: approx. 10 miles

REQUIREMENTS

Stocking numbers will need to be adjusted according to the level of vegetation on the ground. Over-grazing and poaching will not be permitted.

To comply with livestock movement regulations, Graziers will be required to obtain an appropriate Temporary CPH or Temporary Land Association, whichever is the most appropriate.

The meadows do flood in times of heavy rainfall and it will be the responsibility of the occupier to ensure any stock are removed in sufficient time. Natural England will not be responsible for any losses incurred by the occupier at any time.

Under no circumstances may the occupier apply any fertiliser or pesticides or spread any manure on the land.

BASIC PAYMENT SCHEME

The Licensee will be required to comply with Cross Compliance Regulations but for the avoidance of doubt they will not be able to claim BPS for the land.

ENVIRONMENTAL STEWARDSHIP

The land forms part of a RAMSAR site and a Site of Special Scientific Interest. All occupiers will be required to comply with the prescription of the schemes and designations.

LETTING DETAILS

The land parcels are available for occupation from 1st July to 31st October 2017. A combination of Licences are available to suit the occupier:

- Mowing Licence from 1st July to 13th August 2017
- Grazing Licence from 14th August to 31st October 2017

The land will be available for the grazing of sheep and or cattle only. Horses will not be permitted.

A sample Grazing Licence will be available for inspection on the Viewing Day.

The Grazing Fee will be payable in full in advance of the 30th June 2017.

Assignment, subletting and sharing possession and occupation will not be permitted.

Natural England are not bound to accept the highest or indeed any tender.

VIEWING

Viewing is strictly by appointment only and accompanied by the Reserve Manager on the Viewing Day on Wednesday 14th June 2017. Please make your appointment by contacting WBW Surveyors on 01756 692900.

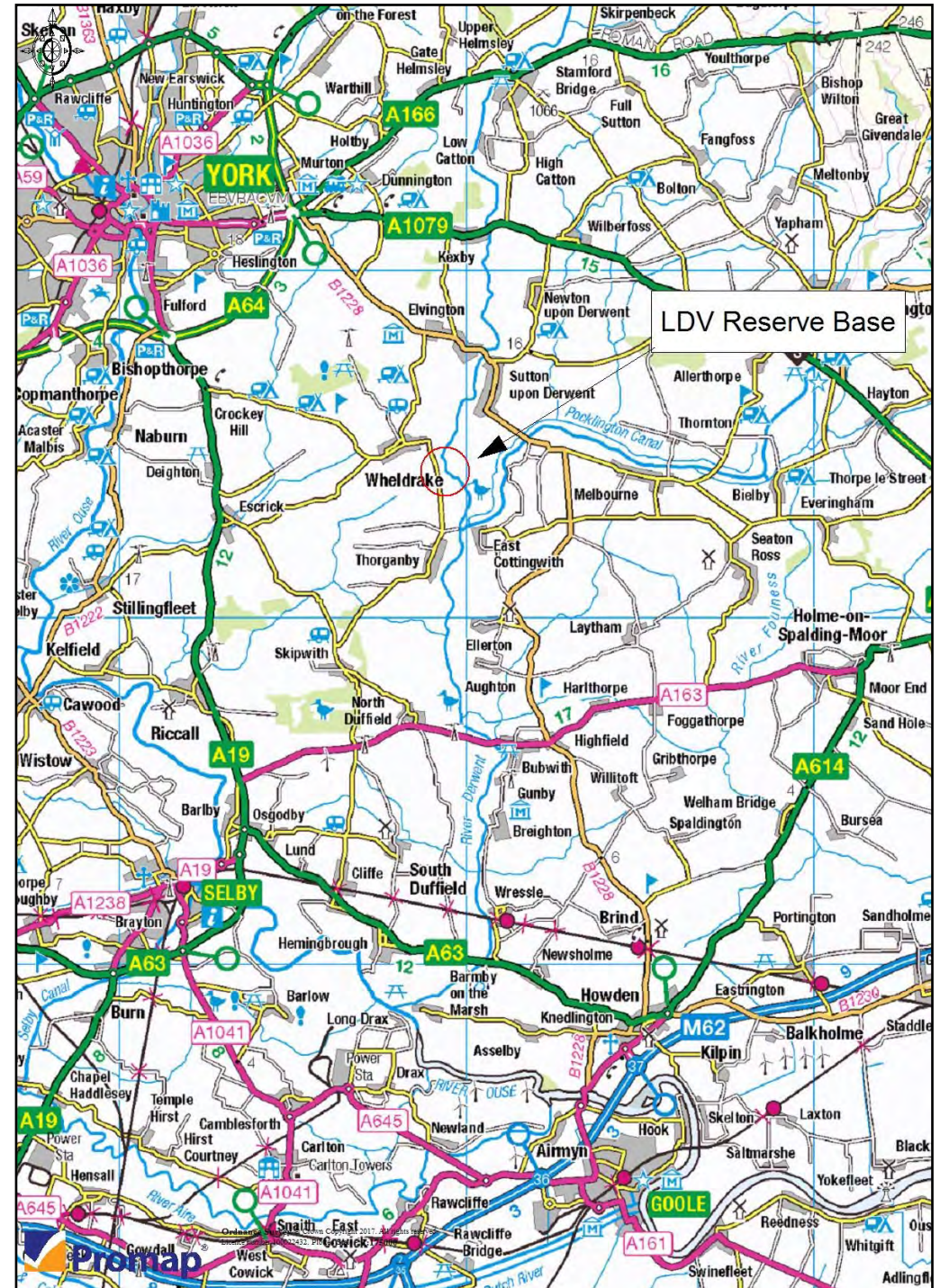
TENDERS

All offers must be received by 12 noon on Thursday 22nd June 2017 on the enclosed Tender Form. Tenders should clearly mark which Lots you are applying for and the fee offered together with a detailed description of stocking and use of the land.

For further enquiries, please contact Rachael Raw at WBW Surveyors on 01756 692900 or email Rachael.raw@wbwsurveyors.co.uk

Details Prepared: May 2017





Skipton Auction Mart
 Gargrave Road
 Skipton
 North Yorkshire
 BD23 1UD
 Tel: 01756 692000

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.