

BRANDWITH HOWE

The Swinton Estate, Masham, North Yorkshire





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THE SWINTON ESTATE, MASHAM, NORTH YORKSHIRE HG4 4JX

A SECLUDED LIVESTOCK FARM WITH TRADITIONAL FARMHOUSE,
RANGE OF TRADITIONAL BUILDINGS AND GRASSLAND EXTENDING
TO 7.45 HECTARES (18.41 ACRES)

- Recently refurbished three-bedroom farmhouse
- Extensive, good quality meadow land, pasture, and rough grazing
 - Range of traditional farm buildings
- Offered to let by informal tender on behalf of Swinton Estate
- Available on a Farm Business Tenancy for a term of ten years
- Tenders to be submitted no later than 12 noon on Tuesday 13th August



GSC GRAYS

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Introduction

Brandwith Howe is a rare opportunity to rent a property in a secluded location on the edge of Ilton Moor. The holding includes a traditional farmhouse that has recently undergone a substantial refurbishment to a high standard along with a range of traditional buildings which have recently undergone structural works and paddocks surrounding. The holding is located on the Swinton Estate close to the town of Masham in an attractive rural setting. At the centre of the holding is Brandwith Howe Farmhouse and a range of recently refurbished traditional outbuildings. The land is all productive grassland with a mixture of meadow land and pasture. It is to be let as a whole for a term of ten years.

Swinton Estate

The Swinton Estate has been in the ownership of the Cunliffe-Lister family since the 1880s.

Covering 20,000 acres in total, the Estate extends from the River Ure through lowland and hill farming country up to the open moorland, where it borders the Yorkshire Dales National Park. About two thirds of the land is farmland and forestry and one third open moorland, and the majority of the Estate sits within the Nidderdale National Landscape. The tenants on the Estate make a significant contribution to the landscape, helping to create the iconic scenery that defines the Yorkshire Dales.

Swinton has bold ambitions for environmental, social and financial sustainability across all the core estate businesses. Thriving tenanted farms are the lifeblood of the rural estate, and as the agricultural sector transitions away from BPS, an exceptional opportunity has arisen for a long-term tenancy of a substantial holding at the heart of the Estate. The Estate seeks an enthusiastic tenant willing to work collaboratively to manage the farm in progressive, sustainable and profitable way, and to jointly deliver the Estate's wider sustainability strategy.





Situation

The holding is positioned in a very attractive rural area with views over Ilton Moor in the Nidderdale National Landscape (formerly Nidderdale AONB) and close to the Yorkshire Dales National Park. Brandwith Howe is situated centrally on the Swinton Estate, near to the hamlet of Ilton and is accessed via a private drive. The holding is located around 3.5 miles southeast of Masham which provides a full range of shops and local services. Larger towns of Thirsk and Northallerton and the city of Ripon lie within easy reach. The A1 motorway is around twenty minutes' drive and there are nearby rail links at Thirsk and Northallerton, both of which are on the East Coast Main Line. All field parcels are accessible via internal tracks or from the farm steading.

The character of the local area is primarily rural with agriculture and tourism the primary industries. Local livestock auction marts include Leyburn and Thirsk with opportunities for direct marketing to local butcheries and shops as well as hotels and restaurants in the nearby vicinity.

Brandwith Howe

Brandwith Howe has recently undergone significant refurbishment works to the farmhouse. The house has been completed to a high standard and neutrally decorated.

The farmhouse is a traditional stone-built three bedroomed farmhouse under a pitched stone-slate roof. The house has the benefit of a rural location overlooking Ilton Moor.

The accommodation is over two floors and comprises:

- Hallway
- Utility room
- Downstairs bathroom
- Reception room
- Sitting room
- Kitchen

Stairs to first floor leading to:

- Hallway
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Upstairs bathroom

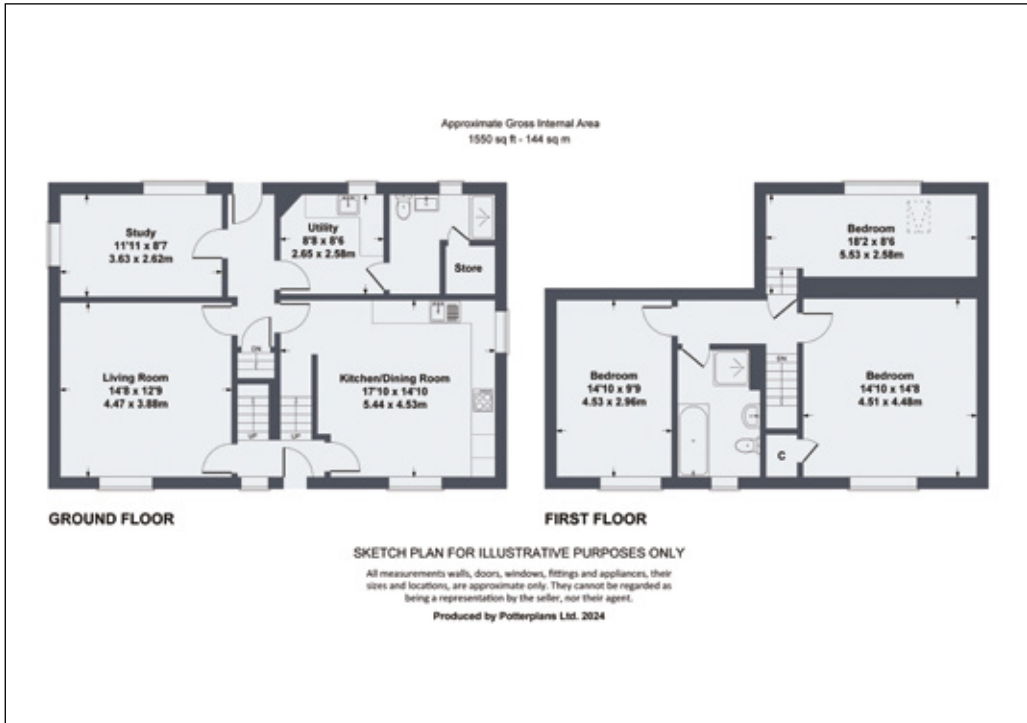
Services

The farmhouse is connected to mains electricity. It is supplied with a private spring fed water supply and has drainage to a private sewage disposal system. The house is also fitted with an air source heat pump.

Energy Performance Certificate

The farmhouse currently has an EPC rating of F38.

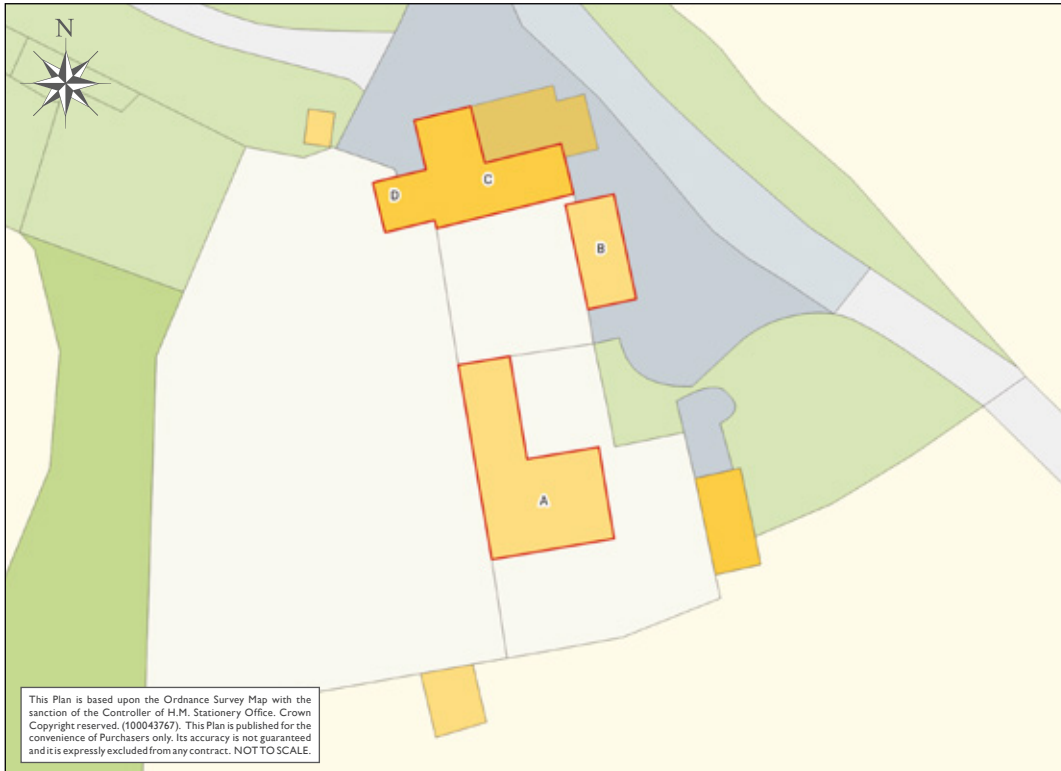
Please note that an Air Source Heat Pump is to be fitted in the farmhouse prior to commencement of the tenancy. Following this an up-to-date EPC will be undertaken.



Farm Buildings

There are a range of traditional farm buildings at the farmstead which have recently undergone structural works. Any further fixtures and fittings will be for the tenant to install to their own requirements. A full description of the buildings can be found below:

| | Building | Dimensions | Description |
|---|---------------------------------|----------------|---|
| A | Brandwith Howe | 12.24m x 9.21m | As per above description. |
| B | Stone Barn | 10.42m x 4.87m | Stone built double height outbuilding with a pitched stone-slate roof. The building has recently been refurbished and has a stone staircase to the second floor. The UPVC guttering has also recently been refurbished. |
| C | Stone double height outbuilding | 5.10m x 13.92m | Stone double height outbuilding with pitched tin sheet roof. The building has recently been refurbished with the stone arch restored. |
| D | Lean to | 5.43m x 4.61m | Single storey stone built lean to with access door opening to the courtyard. |





Land

All of the land is permanent pasture and is classified as Grade 5, with primarily freely draining, slightly acid soils.

The field parcels are of good workable size and have water supplies in the form of natural springs. Field boundaries consist of drystone walls, hedges and fences. Please note the boundary marked between A and B on the plan is currently not fenced. The incoming tenant will be responsible to put and keep in repair all boundaries (internal and external).

A full schedule of the land included in the letting can be found adjacent.

Access

Access to the holding is via the shared drive shown brown on the letting plan. The maintenance obligations will be split with the other users according to use. The Landlord reserves a full right of access over the track for access to land beyond.

Sustainability

Swinton Estate recognises that the withdrawal of subsidy payments is a fundamental change to the traditional structure of farm business, particularly to upland livestock farms. With the increasing pressures of climate change and biodiversity loss, it is also recognized that environmental goods, on-farm innovation and adding value to output will play an increasingly important role in sustainable food production and resilient farm

businesses. In accordance with current best practice guidance issued jointly by the CLA and TFA, the tenancy agreement will contain a joint Sustainability Statement to set out the guiding principles by which the parties will work together during and beyond the agricultural transition period.

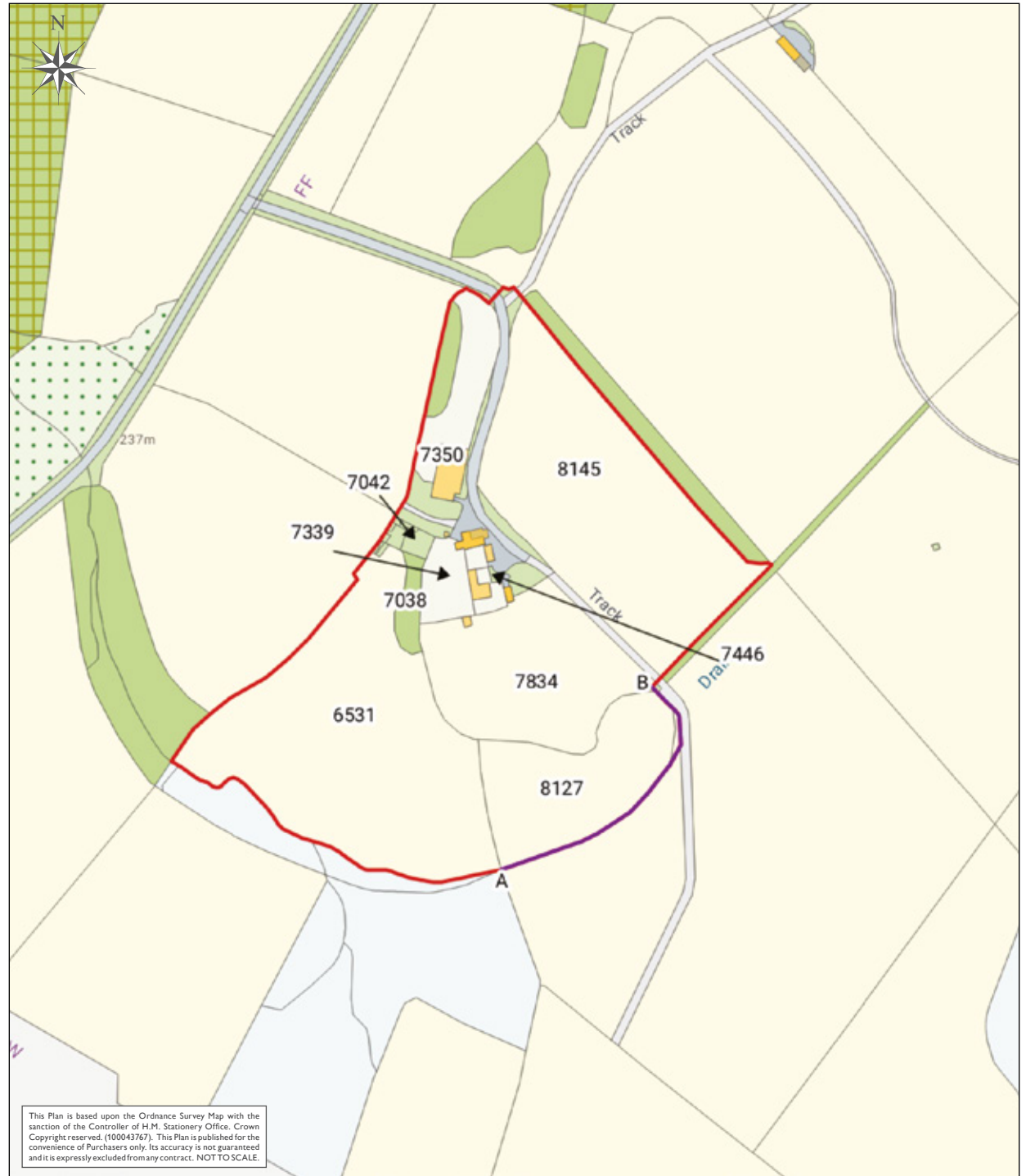
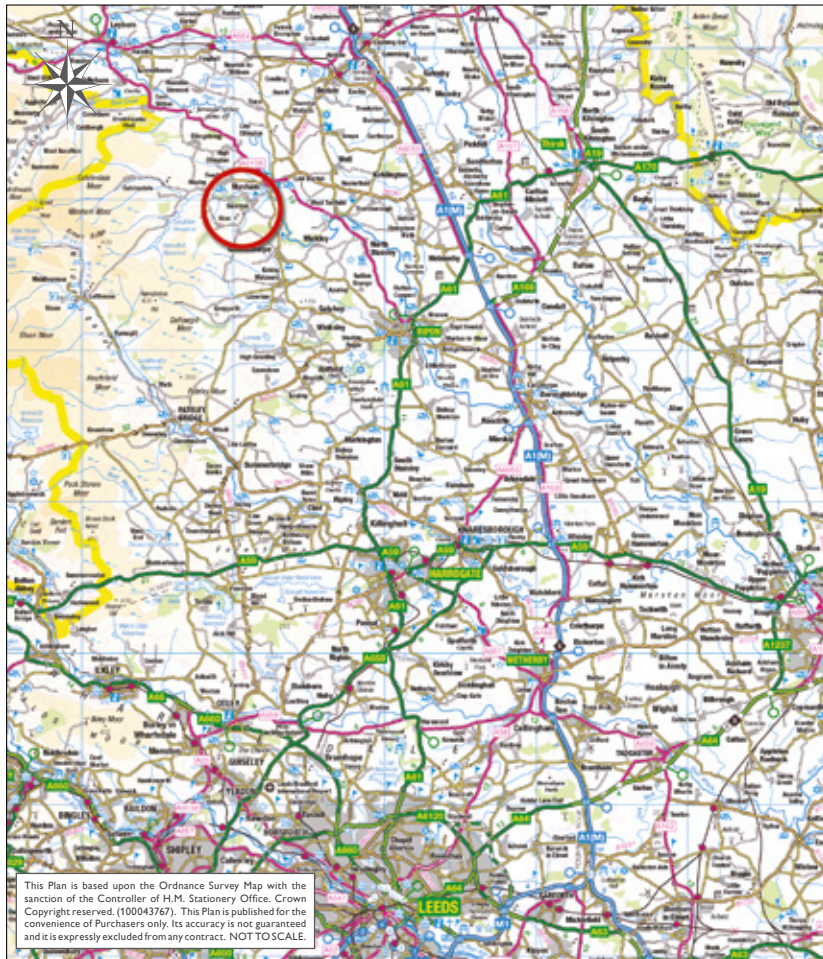
Tenancy

Available on a Farm Business Tenancy from September 2024 for a term of ten years.

Possession

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

| Field Parcel | Area (ha) | Area (acres) | Details |
|--------------|-------------|--------------|------------------------------|
| SE 1877 8145 | 1.97 | 4.87 | |
| SE 1877 7350 | 0.53 | 1.31 | |
| SE 1877 7042 | 0.06 | 0.15 | |
| SE 1877 6531 | 2.27 | 5.61 | |
| SE 1877 8127 | 0.87 | 2.15 | |
| SE 1877 7834 | 1.06 | 2.62 | |
| SE 1877 7446 | 0.46 | 1.14 | Farmhouse, Garden & Farmyard |
| SE 1877 7038 | 0.08 | 0.20 | Woodland |
| SE 1877 7339 | 0.15 | 0.37 | |
| TOTAL | 7.45 | 18.41 | |







Term

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

Repairs

The Landlord will be responsible for the building structure including the roof, water supply to the buildings and electrics to the distribution board. The tenant will be responsible for all other repairs.

These will be detailed within the Farm Business Tenancy, which will be available for inspection and on the viewing days. Please note that the Landlord will be completing further external works prior to the tenancy commencement. Details are available on request.

Uses

The use of the holding is restricted to agricultural use only, although consideration may be given to compatible diversified activities. There shall be an absolute covenant prohibiting assignment or sub-letting on the whole, or any part of the holding.

Rent

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

Resumption of part

The Landlord shall have the right to resume possession of parts of the holding. The Landlord must give the tenant twelve months written notice and the tenant shall be entitled to an appropriate reduction in rent.

Landlord Rights

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

Basic Payment Scheme

There are no Basic Payment Scheme entitlements included in the letting.

Environmental Schemes

There are no environmental stewardship schemes currently in place on the holding. The successful applicant will be able to apply to enter into future schemes once they are in occupation. Any environmental schemes on the holding must receive prior written approval from the Estate.

Designations

All of the holding falls within the Nidderdale National Landscape. None of the land is currently within a Nitrate Vulnerable Zone.

Public Rights of Way

There are no public rights of way across the holding.

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.

Viewings

Viewings are strictly by appointment only on the pre-arranged open days with the letting agent, GSC Grays. Please contact GSC Grays on 01423 740120 for further information. Dates for viewing the holding will be between 10AM and 3PM on the 30th July and 1st August 2024. The location of Brandwith Howe is shown on the location map, further details and directions can be obtained from the letting agents' office. The postcode of the property is HG4 4JX. The what3words address is ///indicated.quickly.nosedive

