

# LUND FARM

COWHOUSE BANK, HELMSLEY, YORK, NORTH YORKSHIRE, YO62 5HJ

CUNDALLS  
EST 1860





**LUND FARM**  
COWHOUSE BANK  
HELMSLEY  
YORK  
NORTH YORKSHIRE  
YO62 5HJ

*Helmsley 5 miles, Kirkbymoorside 10 miles, Pickering 18 miles, Malton 20 miles, York 32 miles (All distances approximates)*

**TO LET – ATTRACTIVELY SITUATED SMALLHOLDING**

*“Lund Farm is an attractively and privately situated smallholding extending to 38-acres in total together with traditional farmhouse and range of stone and more modern farm buildings suitable for livestock operations. The property is set a short distance north of Helmsley and is offered to let with all proposals considered.”*

**Farmhouse:** A traditional farmhouse constructed of stone under pitched pantile roof. The property sits in approximately 2.50-acres and in brief the accommodation comprises kitchen, living room, office / bedroom, and bathroom to the ground floor and two further bedrooms to the first floor.

**Farm Buildings:** A range of traditional stone farm buildings together with more modern steel portal frame housing with the buildings lending themselves to range of livestock operations.

**Land:** In all around 38 acres situated within a ring-fenced block of which approximately 35 acres is productive permanent pasture. There is approximately 2.50-acres of woodland which is proposed to be included for use in connection with environmental schemes.

**TO BE LET ON INITIAL ANNUAL AGREEMENTS WITH A LONGER TERM AVAILABLE BY SEPARATE NEGOTIATION**

**WHOLE** – Lund Farm comprising farmhouse, range of buildings and set in 38-acres

**LOT 1** – Lund Farmhouse, range of buildings and set in 2.50-acres (edged red)

**LOT 2** – 35-acres of grassland (edged blue)

**ALL OFFERS / PROPOSALS CONSIDERED AND TO BE SUBMITTED BY 2PM FRIDAY 29<sup>TH</sup> MARCH 2024**

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## DESCRIPTION / BACKGROUND

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The letting of Lund Farm presents a rare opportunity to let an attractively situated smallholding with agricultural and equestrian potential.

The farm is offered to let by a progressive landlord who has worked and cooperated with the outgoing tenant and is now looking for a new occupier to take Lund Farm forward. The Farm forms part of the wider East Moors Estate and has been utilised as a livestock farm, primarily to support a wider and successful sheep enterprise.

The farm lends itself to range of livestock enterprises with useful range of buildings and benefit of on-site accommodation, as well as offering equestrian potential. The farmhouse comprises a stone built, three-bedroom dwelling and sits in approximately 2.50-acres. Within the farmyard is a range of stone and more modern farm building offering housing and storage space.

In all the land extends to 38-acres including 35-acres of productive, permanent pasture and is set within a ring fence. The land is in good heart and is suitable for grazing or grass cropping.

The farm is offered either as a whole or in two lots and is initially offered on an annual agreement with AST over the farmhouse and grazing licence over the land. Alternatively, longer term agreements and all other proposals will be considered.

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## LOCATION

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Lund Farm is located in a rural and private position, in open countryside and within the North Yorkshire National Park. The popular market town of Helmsley is set a short distance south and the farm is accessed off a shared private roadway which leads directly into the farmstead from the council-maintained highway.

Helmsley is a very attractive market town situated 5 miles south of Lund Farm on the southern fringe of the North York Moors National Park. With a weekly market, range of small independent shops, hostleries and restaurants and high-class delicatessens the town is a highly regarded tourist destination.

Kirkbymoorside is located 10-miles southeast and offers a further range of amenities including convenience stores, shops, leisure, recreational and sporting facilities. The town also benefits from educational and health care institutes.

A further good range of services and facilities are available in the market town of Malton which is located approximately 20-miles distant and includes a twice weekly livestock market.



## FARMHOUSE

The farmhouse is constructed of stone under a pitched pantile roof and the accommodation extends to three-bedrooms together with kitchen, living room and family bathroom.

The farmhouse offers comfortable accommodation having been recently decorated as well as benefiting from double glazing throughout. The house is serviced with mains water, electric, oil-fired central heating and septic tank drainage.

Extensive views are enjoyed from the front of the house which look across the private and picturesque setting of Lund Farm.

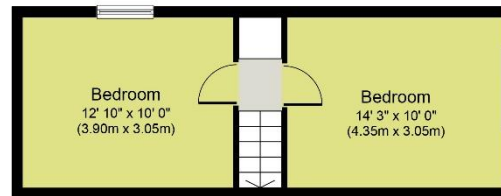
Lund Farmhouse is privately located and well positioned with the farmyard with buildings positioned to the rear of the house and the land wrapping around the farm steading.

Please see floorplan below for room dimensions and layout.

### Floorplan:



Ground Floor  
Approximate Floor Area  
623 sq. ft.  
(57.8 sq. m.)



First Floor  
Approximate Floor Area  
302 sq. ft.  
(28.0 sq. m.)



## FARM BUILDINGS

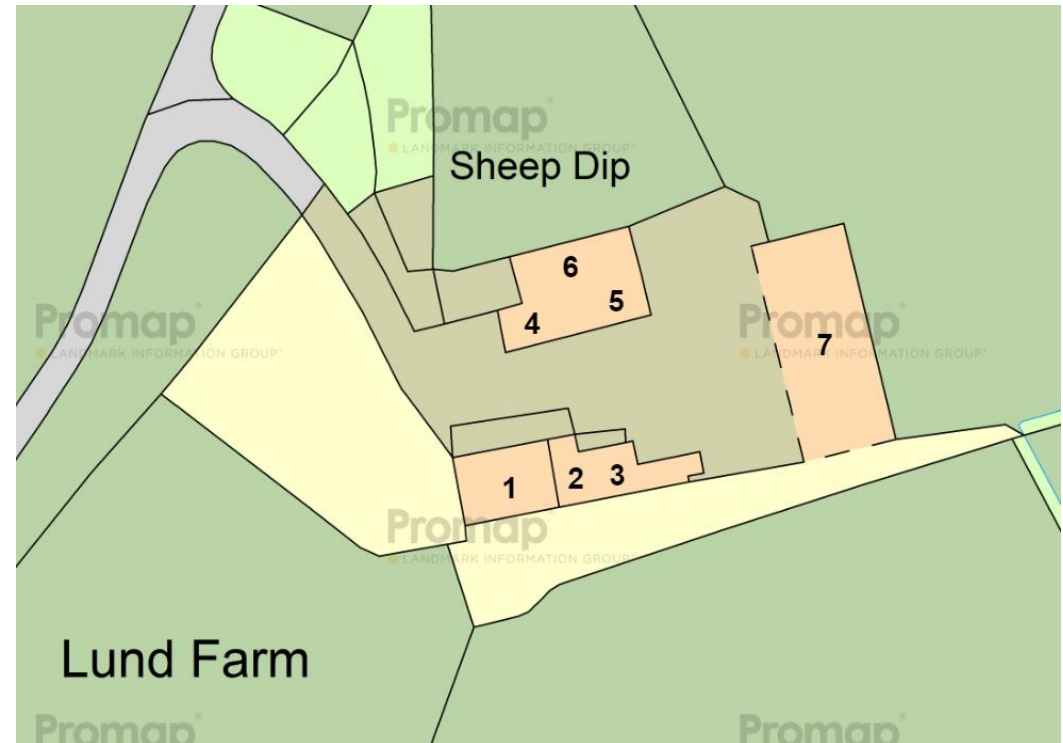
The farm benefits from a range of practical farm buildings situated in a central farmyard which extends to the north and east of the farmhouse.

The extensive range of traditional and more modern farm buildings have been utilised for the production of livestock and consist of a large steel portal framed building as well as several traditional, stone under pantile buildings.

The farmyard benefits from being in close proximity to the farmhouse and is well situated within the surrounding land with several field gates leading directly into the farmyard that is constructed of hard standing,

The buildings comprise the following:

No	Building	Description
1	<u>Farmhouse</u>	See floorplan
2	<u>Adjoining Outbuilding</u> 4.9m x 9.1m	Traditional stone building
3	<u>Adjoining Outbuilding</u> 2.9m x 1.7m	Small building/ storage / dog kennel
4	<u>Traditional Barn</u> 5.3m x 3.8m	Stone under pitched, pantile roof. Storage space
5	<u>Traditional Barn</u> 10.5m x 4.6m	Range of loose boxes and storage space.
6	<u>Traditional Barn</u> 12.2m x 4.5m	Range of loose boxes and storage space.
7	<u>Modern Building</u> 7.3m x 22.5m	Steel portal frame, open fronted agricultural building with Yorkshire boarding and a water supply.



## LAND

The farm amounts to around 35 acres plus yard and buildings, including approximately 2.35-acres of woodland. The land is situated within a ring fence and primarily extends to the North, South and East of the main farmstead.

The majority of the fields would be capable of producing good quality hay crops and silage and there is good access and tracks to the parcels of land. All of the grass land at Lund farm is productive permanent pasture. The agricultural pastureland on the holding comprises around 35 acres, with the remainder comprising small areas of woodland, the yard and buildings.

The land is bordered by a mixture of mature hedges, dry stone walls and pig net and barbed wire fencing and has been utilised as grazing and grass cropping to support the production of livestock. The land has been well maintained and is capable of growing good grass crops.

The land is shown on the former Ministry of Agricultural Provisional Land Classification map primarily as Grade IV.

The soil is shown in the Soil series of England and Wales as primarily being of the "Belmont" type. These soils are described as "Calls Lomi various acidic upland soils over rock with a wet petty surface horizon and thin iron pan".



## LAND SCHEDULE

Lot Number	Field Number	Area (Acres)	Area (Ha)	Description
Lot 1	2747	0.72	0.29	Pasture
Lot 1	3154	0.2	0.08	Pasture
Lot 1	3757	1.53	0.62	Pasture
<b>TOTAL</b>		<b>2.45</b>	<b>0.99</b>	
Lot 2	2460	8.43	3.41	Pasture
Lot 2	3969	3.48	1.41	Pasture
Lot 2	5177	3.83	1.55	Pasture
Lot 2	4557	2.77	1.12	Pasture
Lot 2	5060	2.19	0.89	Pasture
Lot 2	5466	2.32	0.94	Pasture
Lot 2	3543	3.92	1.59	Pasture
Lot 2	4546	3.83	1.55	Pasture
Lot 2	5745	2.24	0.91	Pasture
Lot 2	5862	2.35	0.95	Woodland
<b>TOTAL</b>		<b>35.36</b>	<b>14.32</b>	
<b>TOTAL</b>		<b>37.81</b>	<b>15.30</b>	



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## PROPOSED TENANCY – HEADS OF TERMS

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### Initial Terms proposed:

#### Farmhouse – AST

#### Land – Grazing License

**TERM:** Initial 12-month term for both AST and Grazing License

**ENVIRONMENTAL / COUNTRYSIDE STEWARDSHIP SCHEMES:** The landlord will retain the right to claim and manage any Environmental, Sustainable Farming Incentive or other Stewardship Schemes. The land will be available to the grazier for grazing purposes only.

#### **REPAIRS / MAINTENANCE:**

**Land** – The repairing obligation will fall to the landlord for the land and will be managed under their existing SBI.

**Farmhouse and Buildings** – The Repairing obligations will be based on the Landlord being responsible for the roofs and main walls of the house and buildings. The tenant will be responsible for the remainder. A schedule of condition will be prepared prior to the commencement date of the agreement.

**USE:** Agricultural use

**ASSIGNMENT/SUB-LETTING:** Prohibited.

**MINERAL RIGHTS:** Reserved by Landlord.

**SPORTING RIGHTS:** The sporting rights are excluded.

**TIMBER:** All growing timber is reserved by the Landlord.

#### **RIGHTS OF WAYS, EASEMENTS AND WAYLEAVES**

The farm is let subject to all easements, rights of way and wayleaves. Please note footpaths crosses over the farm road.





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## METHOD OF LETTING AND VIEWING

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The property is initially being offered to let on separate, annual AST and Grazing Licences by Informal Tender as a whole or in two lots. Interested parties must complete the enclosed tender form and submit their offers to Cundalls, 15 Market Place, Malton, North Yorkshire, YO17 7LP by **2pm on Friday 29<sup>th</sup> March 2024**.

Please note alternate proposals will be considered with longer term agreements by negotiation.

There will be a number of 'viewing days' set and individual accompanied viewings can also be booked.

For those with queries on the letting of the farm or to arrange a viewing please contact: Tom Watson FRICS or Stephen Dale-Sunley of Cundalls on 01653 697 820 or 07931 520 677. Email: [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk) / [stephen.dale-sunley@cundalls.co.uk](mailto:stephen.dale-sunley@cundalls.co.uk)

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## GENERAL INFORMATION

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Guide Price: All proposals and offers will be considered.

Services: Mains electric and water supply. Septic tank drainage.

Planning: North York Moors National Park. Telephone: 01439 772700.

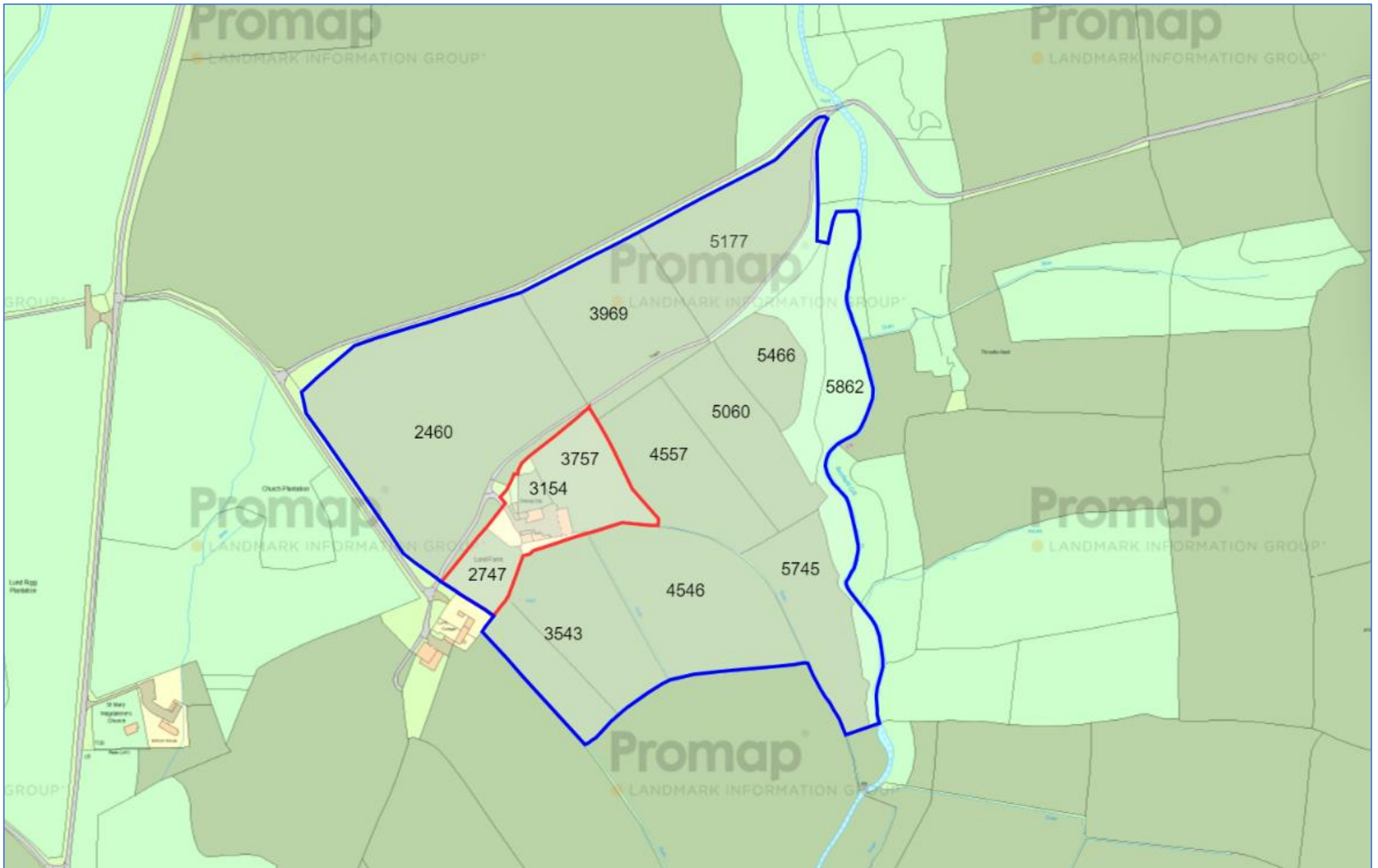
Council Tax: Band A.

Postcode: YO62 5HJ (Please do not rely on Sat Nav, please also view location plan).

Details and photographs prepared January 2024.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





**PROFESSIONALS IN PROPERTY SINCE 1860**

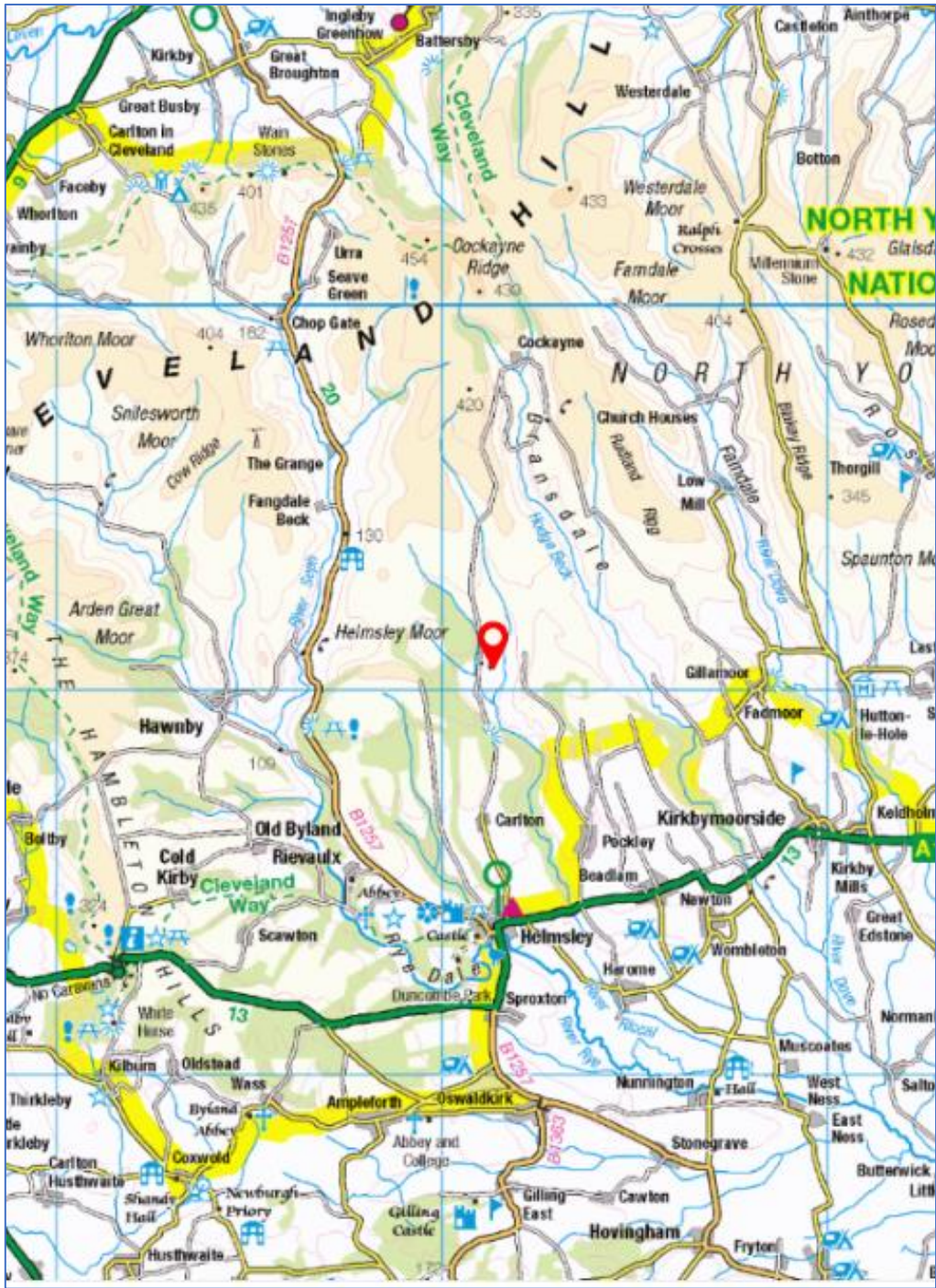


15 Market Place, Malton, North Yorkshire, YO17 7LP  
 Tel: 01653 697820 Fax: 01653 698305  
 Email: malton@cundalls.co.uk

3 Church Street, Helmsley North Yorkshire, YO62 5BT  
 Tel: 01439 772000 Fax: 01439 772111  
 Email: enquiries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU  
 Tel: 01751 472766 Fax: 01751 472992  
 Email: pickering@cundalls.co.uk







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EST 1860