



Abbey Garth Farm

Swine, East Yorkshire

Carter Jonas

THE CROWN  
ESTATE

# Abbey Garth Farm Swine Hull East Yorkshire HU11 4JE

**A rare opportunity to lease a 495 acre holding on a 15 year environmental Farm Business Tenancy.**

Abbey Garth Farm is a productive equipped farm located 6 miles to the north east of Hull in the village of Swine, East Yorkshire. The farm includes a principle farmhouse and range of both traditional and modern farm buildings.

In all extending to 494.47 acres.

To be let by The Crown Estate on an informal tender under an Environmental Farm Business Tenancy (eFBT) for a 15 Year Term commencing 11th October 2025. Limited break clauses will be included for sale, development and environmental enhancement.



## Property

The Property is advertised to let as a whole.

## Location

Abbey Garth Farm is located in Swine, to the north east of Hull.

The Property benefits from good access being close to the A165. The most direct route to the property is by turning off the A165 at Coniston on to Swine Lane. Swine village is two miles from Coniston and Abbey Garth Farm is located on the left hand side of the village heading westwards just after Swine church.

- Skirlaugh 3 miles
- Hull 6 miles
- Beverley 13 miles

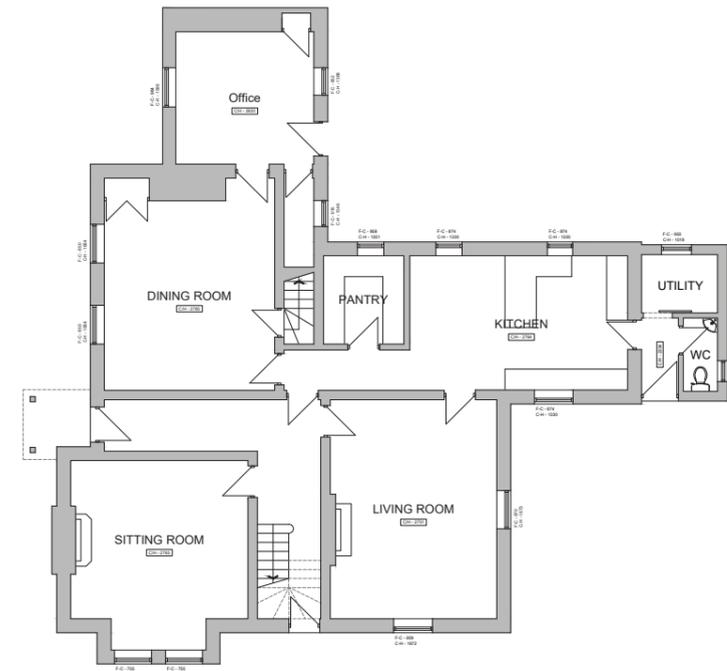
## Farmhouse

Abbey Garth Farmhouse is an attractive property located on the edge of the farmyard. The property benefits from a farmhouse kitchen, three further reception rooms, office, downstairs WC, seven bedrooms and two family bathrooms.

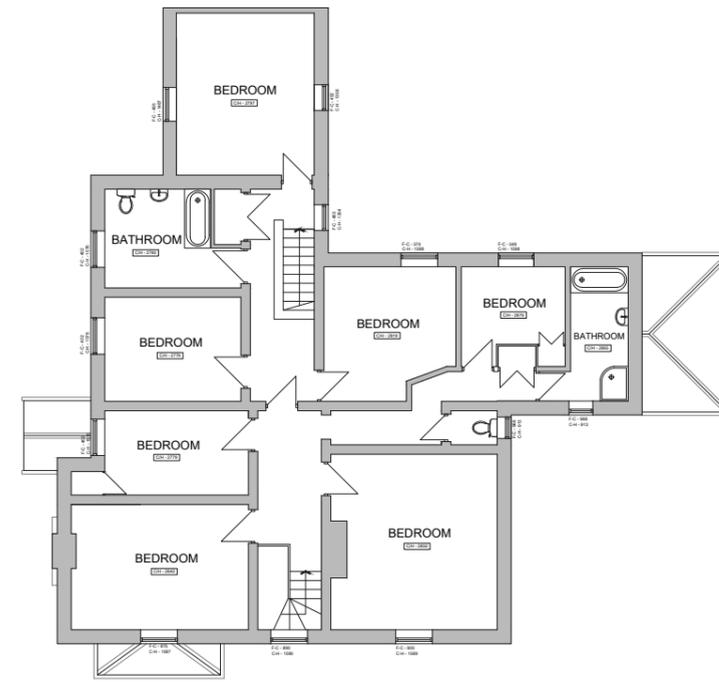
The property will have undergone a sympathetic refurbishment prior to the commencement of the eFBT.

# Floor plan

Abbey Garth Farm  
Swine  
Hull  
East Yorkshire  
HU11 4JE



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.

## Buildings

The Property benefits from secure farmyard, equipped with grain storage, straw shed, workshop and machinery store and livestock rearing facilities. The total grain storage capacity is 1,000 tonnes. There is also a range of brick built traditional buildings which form part of a former cattle rearing shed with a central feed passage.

## Land

The land is predominantly Grade 3 with some Grade 2 land towards the east of the holding. The soil type is predominantly loamy and clayey.

## Method of letting

The farm is to be let by informal tender.

Interested parties are asked to submit their tender via email to:  
angus.hudson@carterjonas.co.uk  
marked clearly as 'Abbey Garth Farm, Swine'  
by 12 noon 6th June 2025.

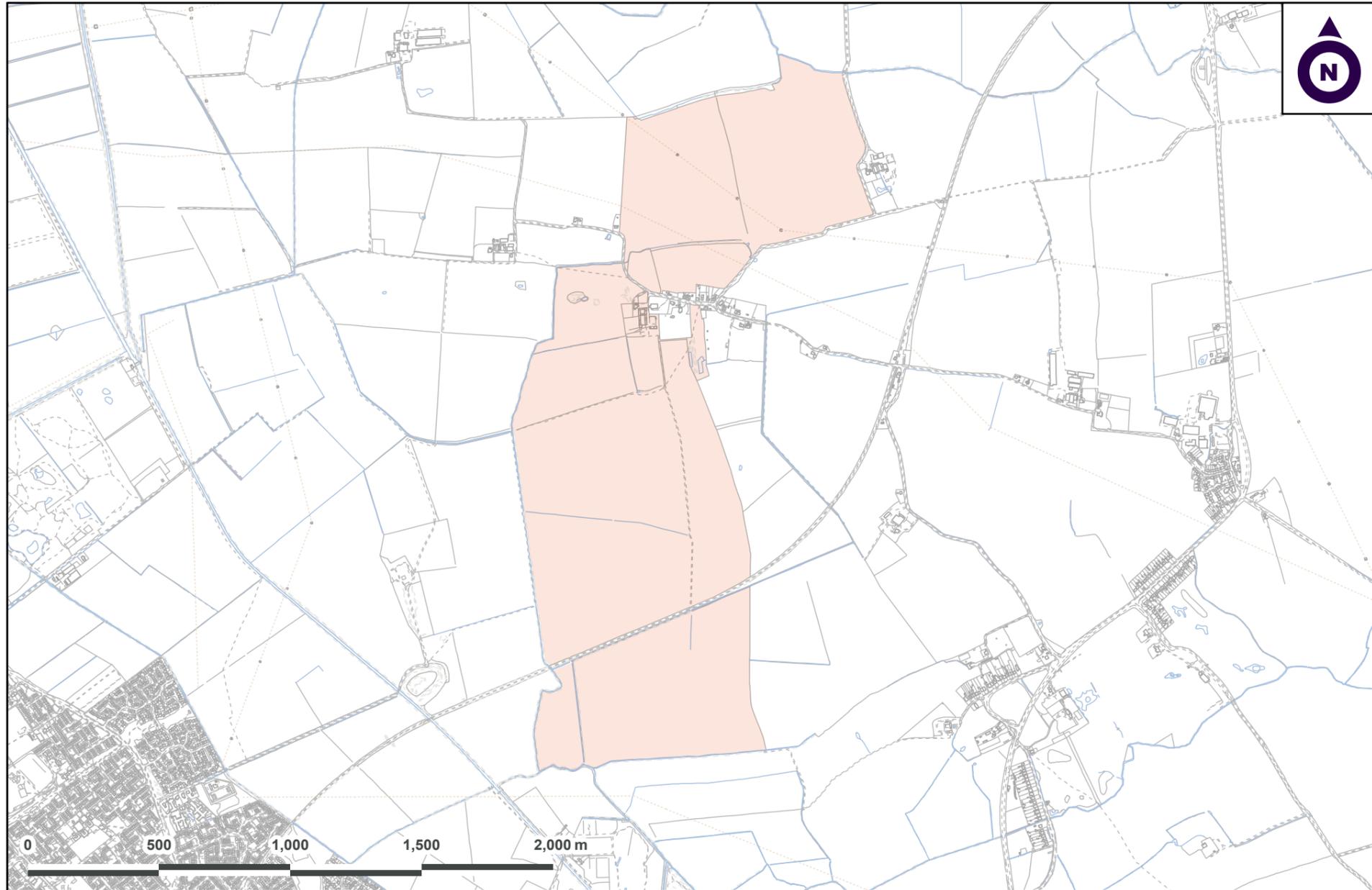
Informal tenders should be submitted subject to contract and any other condition on which the informal tender is made should be specified.

Applicants are encouraged to give as much detail as possible in their covering letters and application forms.

The Landlord and their Agents will not be bound to accept either the highest or any offer for the farm.

The offer rent must be provided on a per acre basis.





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## General Information

### Soil Requirements

Effective soil management is important to The Crown Estate. It supports LEAF's (Linking Environment and Farming) six step action plan as part of a fully integrated approach to farming:

1. Structure
2. Drainage
3. Compaction
4. Organic Matter
5. pH and nutrient status
6. Biological Health LEAF's Simply Sustainable Soils can be accessed via: <https://leaf.eco/farming/resources>

The Crown Estate have commissioned independent soil testing, the results of which will form part of the information pack. This will include recommendations of a target soil condition at the termination of the initial tenancy including structure and fertility. The successful tenderer will be expected to achieve the target soil condition.

Consideration will be given for exceeding the target or recompense will be sought for failing to meet the target. The soil report will form part of the ingoing schedule of condition. An updated soil report will be commissioned three months prior to the tenancy termination, and this will form part of the outgoing schedule of condition. The Crown Estate will charge the Tenant 50% of the cost of the Schedule of Condition.

The Tenant will provide the Landlord an updated soil report in an agreed form at year three of the tenancy. On termination of the tenancy, the outgoing Tenant will provide the ingoing Tenant with cropping, soil management and precision farming data.

## VAT

VAT will be charged in addition to the passing rent tendered.

### Environmental, Diversification & Social Aspirations

The Property will have its own agreed bespoke Farm Green Book, reflecting The Crown Estate and the Farmer's shared environmental aspirations for the Property, and its own agreed Farm Partnership Book, reflecting shared aspirations for the diversified and socially beneficial use of the land.

These will reflect The Crown Estate and the Farmer's agreed aims and aspirations, while giving the Farmer the freedom to farm and use the land in a suitable way. Prospective applicants are encouraged to discuss this approach with the Letting Agents and submit their own environmental and diversification/ social benefit proposals. Copies of the template forms for the Farm Green Book and Farm Partnership Book can be found in the Data Room.

### Repairing and Insurance

The tenancy agreement will be on standard full repairing and insuring terms..

### Country Trust

The prospective Tenant is encouraged to engage with The Country Trust and potentially host farm visits if mutually agreeable that the farm offers beneficial outcomes.

### Designations

There is Scheduled Monument in field 1881 located to the west of the farmstead.

## Holdover & Early Entry

The there will be no holdover granted. Early Entry will be available post-harvest on a field by field basis under mutually agreed terms to undertake cultivations and sowing.

### Land Drainage and Drainage Rates

Land drainage is in place, plans will be made available where possible. Drainage rates are payable by the Tenant to the relevant Internal Drainage Board. Further detail on the latest rates demand relating to the Property can be found in the Data Room.

### Tupe

Applicants will be responsible for assessing and meeting any TUPE liability.

### Data Room

An online Data Room is available to all interested parties containing the following:

- Detailed Plans
- 10 Years Cropping History
- Tender Form
- Draft Environmental Farm Business Tenancy
- Drainage Charges Invoice
- Holdover Plan
- Drone Footage
- Additional Photography
- Country Trust Information

### Fixtures & Fittings

The incoming tenant will be liable to pay £9,500 of ingoing valuation, this covers the grain dryer, bins, elevators, diesel tanks, pumps and AGA cooker.

### Services

Mains water and electricity are connected to the holding. There is a sewage treatment plant installed to service the farmhouse.

## Solar PV

The Landlord is exploring a ground and roof mounted solar array which if viable will be installed at the Landlord's cost. The consumption of the electricity from the solar array will be recharged to the Tenant based upon 90% of the open market cost of electricity which the Tenant can procure from the market.

### EPC Ratings

EPC Rating - F

### Wayleaves Easements & Rights of Way

The Property is to be let subject to, and with the benefit of, all existing wayleaves, easement, covenants and rights of way, whether or not disclosed.

### Health & Safety

All viewings are to be carried out at the sole risk of the viewer and neither the Letting Agent nor The Crown Estate take responsibility.

### Sporting Timber & Mineral Rights

All rights are reversed to the Landlord.

### Local Authority

East Riding Council, County Hall, Beverley, HU17 9BA, 01482 393939.

### Viewings

Viewings are to be by appointment only, arranged through Carter Jonas. The first viewing day will be held on the 8th May 2025.



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## York

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## National Rural Agency

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One Chapel Place, London W1G 0BG

## Important Information

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