



**LAND OFF TYERSAL DRIVE, TYERSAL, BRADFORD, BD4 8EP**  
TO LET BY TENDER

**Carter Jonas**



# Land Off Tyersal Drive

An attractive parcel of pastureland extending to approximately 6.63 acres.

The land off Tyersal Drive comprises a single parcel of recently stock fenced grazing, extending in all to approximately 6.63 acres (2.68 hectares) situated on the southern boundary of Tyersal between Bradford and Pudsey.

The property is understood to be classified as Grade 3 under the Agricultural Land Classification and has been laid to permanent pasture. The underlying soil type is part of the Dale soil series, which is described as slowly permeable seasonally waterlogged clayey, fine loamy and fine silty soils suiting dairying and permanent grassland.

## TO RENT

The property is offered to rent as a whole, by tender. Interested parties should submit the tender form attached on or before 12:00 noon Monday 30<sup>th</sup> June 2025.

## TENURE

The land is offered to let on a one-year Farm Business Tenancy.

A copy of the proposed terms of tenancy are available upon request.

## DESIGNATIONS

The property is within a surface and ground water Nitrate Vulnerable Zone.

## BOUNDARIES

The tenant will be responsible for maintaining the landlords stock net and barbwire fencing.

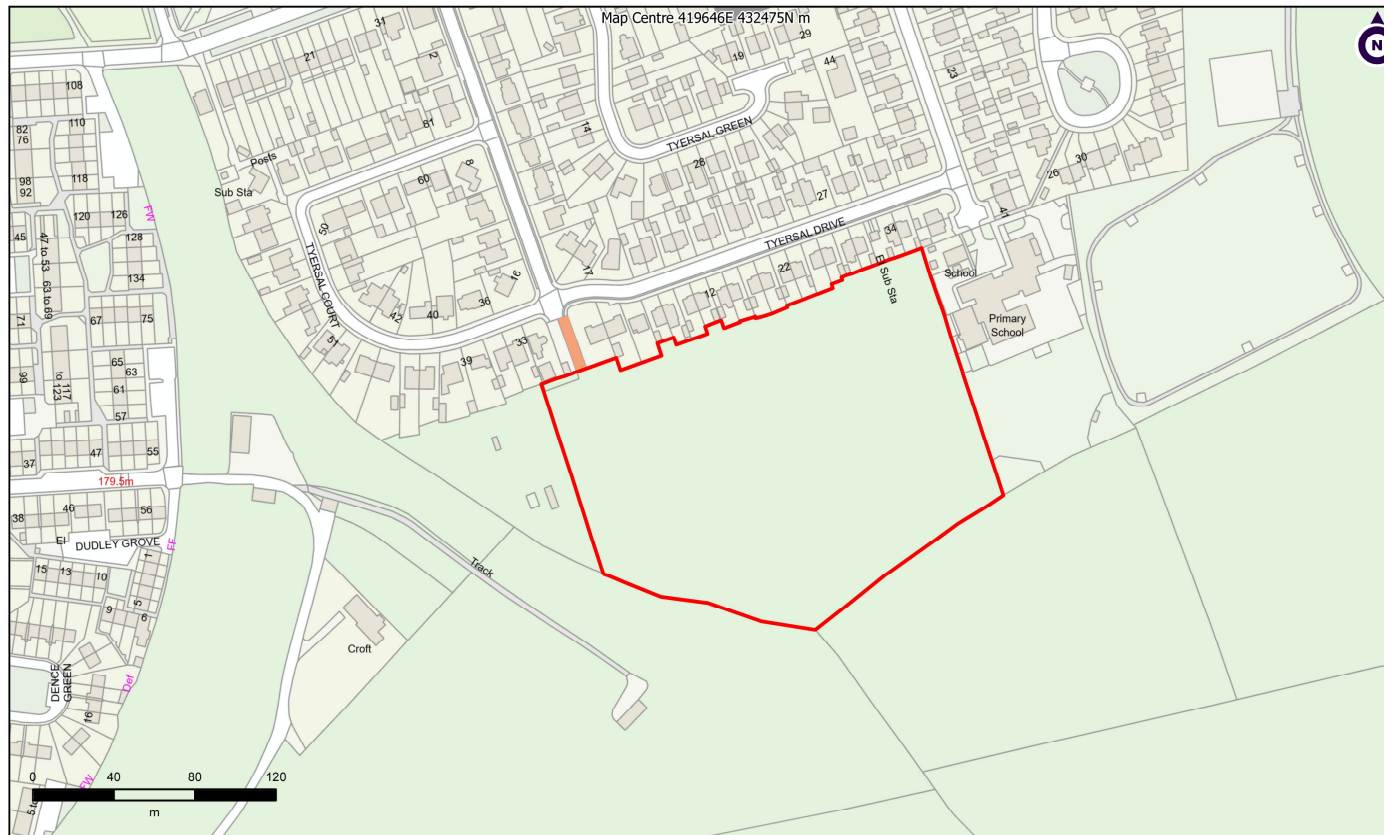
## WAYLEAVES EASEMENTS & RIGHTS OF WAY

The land is not burdened by any public or third party rights of way.

Payments in respect of easements and wayleaves are to be retained by the landlord.

## HEALTH & SAFETY

Please take care when inspecting the property and be as vigilant as possible for your own personal safety.



## VIEWINGS

Viewings by appointment only, please contact the letting agents on – 01423 707879.

## DIRECTIONS

From New Pudsey train station, proceed west on Bradford Road (A647) for approximately 1 mile. Continue onto Dick Lane for a further 0.8 miles before turning left onto Arkwright Street and then Tyersal Road and Tyersal Court. Access to the land is between numbers 21 and 33.

WHAT3WORDS ///rounds.grows.flying



**Harrogate - Rural 01423 707879**

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Regent House, 13-15 Albert Street, Harrogate, HG1 1JX



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## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

**LAND OFF TYSERSAL DRIVE, TYSERSAL, BRADFORD**  
**TO LET ON AN ANNUAL FARM BUSINESS TENANCY**  
**BY INFORMAL TENDER**

**TENDER FORM AND CONDITIONS OF LETTING**

Offers should be submitted to the Letting Agent (Ruby Wilkinson) no later than  
**12:00 NOON on MONDAY 30<sup>th</sup> JUNE 2025**  
by email or post.

It is recommended that you contact the receiving office to ensure that your offer has been received prior to the closing date and time.

**Your attention is drawn to the following Conditions of Letting:**

- 1) All offers will be based on the Letting Particulars (or as may be varied by any further information which may be notified) and will be subject to contract under tenancy.
- 2) All offers are to be based on the proposed Farm Business Tenancy. An example agreement is available via email upon request (or as may be varied by any further information which may be notified) and will be subject to contract under tenancy.
- 3) All offers are to be expressed as a specific annual sum (annual rent) and shall be stated in Pounds Sterling. It is recommended to submit an uneven figure in order to avoid identical bids
- 4) The name and address of your solicitor / agent who will deal with the contract (if necessary) should be supplied and the successful Offeror will be expected to complete contracts within 7 days of acceptance, with the commencement date to be 1<sup>st</sup> August 2025.
- 5) Offers will be reported to the Landlord immediately and we endeavour to respond to you as soon as possible confirming our client's decision.
- 6) The Landlord does not undertake to accept the highest or indeed any offer.
- 7) Offers submitted by email should be submitted under the subject "LETTING OF LAND OFF TYSERSAL DRIVE, TYSERSAL".
- 8) Offers submitted by post should be within a sealed envelope with "LETTING OF LAND OFF TYSERSAL DRIVE, TYSERSAL" written in the top left hand corner.

**Offers should be completed and submitted on the form attached overleaf.**

LAND OFF TYSERSAL DRIVE, TYSERSAL, BRADFORD

Subject to Contract

TENDER FORM

To be returned to Letting Agent's Harrogate Office  
by 12:00 NOON on MONDAY 30<sup>TH</sup> JUNE 2025

Carter Jonas LLP  
Regent House, 13-15 Albert Street  
Harrogate  
North Yorkshire  
HG1 1JX

[ruby.wilkinson@carterjonas.co.uk](mailto:ruby.wilkinson@carterjonas.co.uk)

Tel: 01423 707 879

Name .....

Address .....

.....

.....

Telephone .....

Email .....

**Tender**

Productive Grassland extending to 6.63 (2.68Ha) – Annual Farm Business Tenancy

Rent Tendered £..... per annum

Amount in words ..... per annum

**Solicitor / Agent (if required)**

Name .....

Address .....

.....

Telephone .....

Email .....

# Carter Jonas

[illegible]

Signed ..... Dated .....

Print name .....

TO BE RETURNED TO CARTER JONAS  
**ON OR BEFORE 12:00 NOON ON MONDAY 30<sup>TH</sup> JUNE 2025**

# Carter Jonas

REGENT HOUSE  
13-15 ALBERT STREET,  
HARROGATE,  
HG1 1JX

Ruby Wilkinson  
[Ruby.wilkinson@carterjonas.co.uk](mailto:Ruby.wilkinson@carterjonas.co.uk)