

## **Charm View & Woodland View High Kingthorpe, Pickering**

**JP & MR Robinson**

### Introduction

It is the hope of the applicant that Charm View & Woodland View can be let at the first available opportunity. Recent attempts to find a tenant have been unsuccessful due to the occupancy restrictions in place, and the applicant is now facing considerable financial liabilities in maintaining the two unoccupied dwellings. Pressure is also being applied by Ryedale District Council, who have a duty to ensure vacant properties are occupied where possible. The enclosed documents show examples of current costs being paid by the applicant.

### Agricultural Background

Charm View & Woodland View, High Kingthorpe were constructed to support the poultry based enterprise formerly run on the unit. Changes to the profitability of the poultry industry, especially in the context of changes to the Regulations, led to the ceasing of all poultry based activities in 2011. It is not expected that any circumstances would lead to re-entry into this sector.

Regarding the arable land on the holding, all but 70 acres are now let out on Farm Business Tenancy. The remaining land is farmed in hand with no requirement for additional labour. There are no circumstances, in view of the size of the unit, in which the future employment of agricultural workers is envisaged, since even if the remaining land were brought back in hand current practice would be to contract out the work on the arable land.

Accordingly there is no longer any agricultural need for either of the 2 cottages.

### Previous Marketing

Attempts have been made to let both properties through Bulmers Letting Agents, Malton, Andrew Cowens in Scarborough and Astins in Whitby. Whilst there has been good interest in the properties no potential tenant has satisfied either the agricultural or local occupancy conditions.

The period of marketing also included a drop in the asking rent from £650 pcm to £525 pcm.

