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LAND AGENTS

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Ref: W28

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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www.hopesauction.co.uk

LAND TO LET

RATTLEBECK FARM, WELTON, CARLISLE, CUMBRIA, CA5 7HH



**A block of bare permanent pasture grazing land extending to 28.71 acres (11.62ha),
with roadside access and mains water.**

**TO LET ON A SEASONAL GRAZING BASIS COMMENCING ON THE
1ST JANUARY, 2020 TO THE 31ST DECEMBER, 2020.**

TENDERS TO BE SUBMITTED BY THE 26TH NOVEMBER, 2019 AT 1PM



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Introduction/Location

The land lies on the B5299 adjoining the Steadmans factory between the villages of Welton and Caldbeck and as shown on the attached plan.

General Description

The land comprises of a ring fenced block of good quality grazing and mowing land lying in three separate enclosures each benefits from a mains water supply and is well fenced throughout.

Viewing

Prospective tenants of the land may view on foot only at any reasonable daylight hour whilst in possession of a copy of the lettings particulars.

NB: The owners stock currently on the holding will be removed on or before the 1st December, 2019.

Tenders

Tenders are to be submitted on the attached form to Hopes Auction Co Ltd.

Terms of Letting

Term

The holding is let from the 1st January, 2020 to the 31st December, 2020. Sheep grazing is permitted throughout the term. Grazing of cattle is limited to the 1st April to the 30th September. The land can be mowed once if required.

Fertiliser

The owner will apply 1.5 Cwt of 20:5:10 fertiliser when ground conditions allow at the end of April/early May.

Water

The holding is metered on a separate metered water supply. Water will be recharged as used with the meter read at commencement.

Basic Payment Scheme

The owner will retain the Basic Payment payments on the holding and the grazier will be required to maintain all relevant records so as not to breach the scheme rules.

Boundary Maintenance

The owner will be responsible for the maintenance of all hedges and fences on the property during the term.

Handling Pens

Handling pens are available for sheep within the farmyard at Rattlebeck Farm which are to be left in a clean and tidy condition after use.



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SCHEDULE OF FIELDS

Field Number	Hectares	Acres
NY3342-6101	5.08	12.55
NY3341-7595	2.87	7.09
NY3341-5782	3.67	9.07
TOTAL	11.62	28.71

IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending tenants must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.

Particulars Prepared October 2019.





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