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**Ref: A48**

**Preliminary Particulars**

**Auctioneers • Surveyors • Valuers • Land Agents**

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[www.hopesauction.co.uk](http://www.hopesauction.co.uk)

## **LAND TO LET**

# **LAND AT THE GOLDEN FLEECE, CARLETON, CARLISLE, CUMBRIA, CA4 0AN**



**A block of bare permanent pasture grazing land extending to 6.63 acres (2.60ha),  
with roadside access and mains water.**

**TO LET ON A TWO YEAR FARM BUSINESS TENANCY  
COMMENCING 1<sup>ST</sup> JANUARY, 2021 TO THE 31<sup>ST</sup> DECEMBER, 2022.**

**TENDERS TO BE SUBMITTED BY THE 4<sup>TH</sup> NOVEMBER, 2020 AT 1PM**



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### **Introduction/Location**

The land lies just off the A6 beside Junction 42 of the M6 Motorway. The land can be accessed from the A6 or the small side road behind Golden Fleece House.

### **General Description**

The land comprises of two excellent fields of permanent pasture grazing land. The land benefits from mains water and a small handling pen located in the larger field.

### **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.

The land is currently grazed with cattle therefore please ensure all gates are closed on leaving the land.

### **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 1<sup>st</sup> January, 2021 to the 31<sup>st</sup> December, 2022. Sheep grazing is permitted throughout the term. Grazing of cattle is limited to the 1<sup>st</sup> April to the 30<sup>th</sup> September. The land can be mowed once if required.

#### **Stock**

It will be a condition of the tenancy that only sheep and cattle will be permitted to graze the holding.

#### **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 current tenant claims Basic Payment on the holding. These are available for purchase direct from the previous tenant.

#### **Boundary Maintenance**

The tenant will be responsible for the cutting of the hedges on an annual basis and repairing any damage caused by stock.

#### **Handling Pens**

A small set of handling pens are located in the larger field.



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### SCHEDULE OF FIELDS

<b>Field Number</b>	<b>Hectares</b>	<b>Acres</b>
<b>NY4351-7864</b>	<b>0.60</b>	<b>1.48</b>
<b>NY4351-8552</b>	<b>2.00</b>	<b>5.15</b>
<b>TOTAL</b>	<b>2.60</b>	<b>6.63</b>

#### **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 September 2020.





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