



HOPE'S
LAND AGENTS

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Ref: B42

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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LAND TO LET

NEAR AIKTON, WIGTON, CUMBRIA



**A block of permanent pasture grazing, mowing and arable land
extending to 56.74 acres (22.97ha)**

**TO BE LET AS A WHOLE ON A 5 YEAR FARM BUSINESS TENANCY
COMMENCING ON THE 1ST OCTOBER, 2022**

TENDERS TO BE SUBMITTED BY THE 7TH SEPTEMBER, 2022 AT 12 NOON



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Introduction/Location

The land lies on the outskirts of the village of Aikton near Wigton and as shown on the attached plan.

NB: Access is taken through the farmyard of the property known as Fisher Gill on a shared access track.

General Description

The land comprises of good quality grazing, mowing and arable land lying in five enclosures each benefiting 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.

Access for winter cropping/grass seeds will be given prior to the 1st October if required.

NB: The owners stock currently on the holding will be removed on or before the 1st October, 2022.

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 October, 2022 on a 5 Year Farm Business Tenancy.

Payment of rent to be paid monthly by direct Debit.

Water

The holding is metered on a separate metered water supply.

Basic Payment Scheme

Basic Payment Entitlements on the holding are included and will be transferred to the Tenant for the period at a cost of £250 + VAT payable by the taker.

Higher Level Stewardship Scheme

The land is currently managed within a Higher Level Stewardship Scheme until 31st September, 2023. The Landlord will retain payments for this scheme.

There are no restrictions on the management of the property under the scheme.

Boundary Maintenance

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



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SCHEDULE OF FIELDS

Field Number	Hectares	Acres
NY2854-2610	6.80	16.80
NY2854-4907	7.19	17.76
NY2753-9490	3.55	8.77
NY2853-2279	3.07	7.58
NY2853-3078	2.36	5.83
TOTAL	22.97	56.74

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 July 2022





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