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LAND AGENTS

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Ref: B42

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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LAND TO LET

BOG HALL, WESTWARD WIGTON, CUMBRIA, CA7 8NQ



A block of permanent pasture grazing land extending to 42.47 acres (17.20ha)

**TO 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 in the Westward Parish near the hamlets of Thackthwaite and Thornthwaite and near the villages of Bolton Low Houses and Boltongate 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 five separate enclosures each benefits from a mains water supply and is well fenced throughout.

Access to be taken considerably round the farmhouse which is let to a third party.

The sheep pens are available for use but must be left clean and tidy. Loading of cattle will be permitted in the Dutch Barn if required.

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 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 payable monthly by direct debit.

Water

The holding will be sub-metered and be recharged as used with the meter read at commencement.

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 with the land to remain in grass until that date. The Landlord will retain payments for this 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
NY2643-3608	3.22	7.95
NY2643-4524	4.52	11.16
NY2643-5604	4.81	11.88
NY2642-4490	2.59	6.39
NY2642-2884	2.06	5.09
TOTAL	17.20	42.47

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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