



HOPE'S LAND AGENTS

Ref: B42
Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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LAND TO LET NEAR AIKTON, WIGTON, CUMBRIA



Lot 1



Lot 3

**An excellent block of grazing, mowing and arable land
extending in total to 28.27 acres (11.45 Ha)**

**TO BE LET IN 3 LOTS ON A 5 YEAR FARM BUSINESS TENANCY
COMMENCING ON THE 1ST APRIL 2023**

TENDERS TO BE SUBMITTED BY THE 27TH MARCH, AT 12 NOON



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Introduction/Location

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

General Description

The land comprises of good quality grazing, mowing and arable land lying in four enclosures each benefiting from a mains water supply and is well fenced throughout.

NB. The headlands of the grass fields which have recently been fenced will be direct drilled with grass seeds by the owners when weather and ground conditions allow in the spring.

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.

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 April 2023 on a 5 Year Farm Business Tenancy.

Payment of rent to be paid monthly by direct Debit.

Water

Lot 1 – A submeter will be fitted to the trough and re-charged by the owners

Lot 2 – There is no charge for water used

Lot 3 – A separate metered supply benefits this field which will be transferred into the name of the tenant.

Basic Payment Scheme

Basic Payment Entitlements on the holding are included for the 2023 and will be transferred to the Tenants for the remaining scheme year at a cost of £250 + VAT per tenant.

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 tenant 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
Lot 1		
NY2653-9715	3.64	8.99
Lot 2		
NY2752-5388	3.03	7.48
NY2752-5560	1.26	3.11
NY2752-5645	0.94	2.32
Lot 3		
NY2752-2733	2.58	6.37
TOTAL	11.45	28.27

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 March 2023





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