



**HOPE'S**  
**LAND AGENTS**

Ref: H167  
Preliminary Particulars

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

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## **FOR TENDER**

### **APPROXIMATELY 255 ACRES OF GRASSLAND**

### **SITUATED AT NEWTOWN, BLACKFORD, CARLISLE, CA6 4ET**

**To Let from 1<sup>st</sup> April, 2023 to 31<sup>st</sup> March, 2024**

**To let for mowing and/or grazing with cattle & sheep. Can be mown for up to three cuts of silage. Slurry must be applied after mowing.**

**The land is to be let unfertilised.**

**The owners will consider offers to plough the property for arable cropping if required.  
Mains water to all fields. All enclosures benefit from excellent access.**

**WRITTEN OFFERS ARE INVITED FOR THE WHOLE OR IN LOTS  
BY 12 NOON MONDAY 20<sup>TH</sup> MARCH, 2023**



Stay Connected





## SCHEDULE OF FIELDS

Field Number	Hectares	Acres
<b><u>LOT 1</u></b>		
3835	10.41	25.72
2408	8.17	20.19
3784	6.08	15.02
2274	3.05	7.54
3362	3.73	9.22
	<b>31.44</b>	<b>77.69</b>
<b><u>LOT 2</u></b>		
2932	10.24	25.30
5729	6.48	16.01
3413	4.15	10.25
1303	1.79	4.42
	<b>22.66</b>	<b>55.99</b>
<b><u>LOT 3</u></b>		
332	5.09	12.58
9448	0.75	1.85
8931	5.72	14.13
110	1.81	4.47
7427	5.19	12.82
5825	4.13	10.21
3319	6.05	14.95
5495	9.45	23.35
8595	10.99	27.16
	<b>49.18</b>	<b>121.52</b>
<b>TOTAL</b>		<b>255.20</b>

### **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.

### **Term**

The holding is let from the 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024 on a seasonal grazing licence.

### **Payment Terms**

Half payable on signing, half due 1<sup>st</sup> August 2023.

The owners will consider offers to plough the property for arable cropping if required.

### **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.





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## TENDER FORM

### LAND AT NEWTOWN, BLACKFORD, CA6 4ET

To Let from 1<sup>st</sup> April, 2023 to 31<sup>st</sup> March, 2024.

For grazing of sheep and cattle. No horses or bulls.

Can be mown up to three cuts of silage. Slurry must be applied after cutting if mown.

Land is let unfertilised.

Mains and natural water supplies

LOT 1			
31.44 Ha	77.69 Ac	£	_____
LOT 2			
22.66 Ha	55.99 Ac	£	_____
LOT 3			
49.18 Ha	121.52 Ac	£	_____
THE WHOLE			
103.28 Ha	255.20 Ac	£	_____

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

CONTACT NO \_\_\_\_\_

**ALL TENDERS TO BE RECEIVED IN A SEALED ENVELOPE BY**  
**12 NOON ON MONDAY 20<sup>TH</sup> MARCH, 2023**