

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 1st April, 2023 to 31st 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





## **SCHEDULE OF FIELDS**

Field Number LOT 1	Hectares	Acres
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
	31.44	77.69
LOT 2		
2932	10.24	25.30
5729	6.48	16.01
3413	4.15	10.25
1303	1.79	4.42
	22.66	55.99
<u>LOT 3</u>		
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
	49.18	121.52
TOTAL		255.20

### **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 1st April 2023 to 31st March 2024 on a seasonal grazing licence.

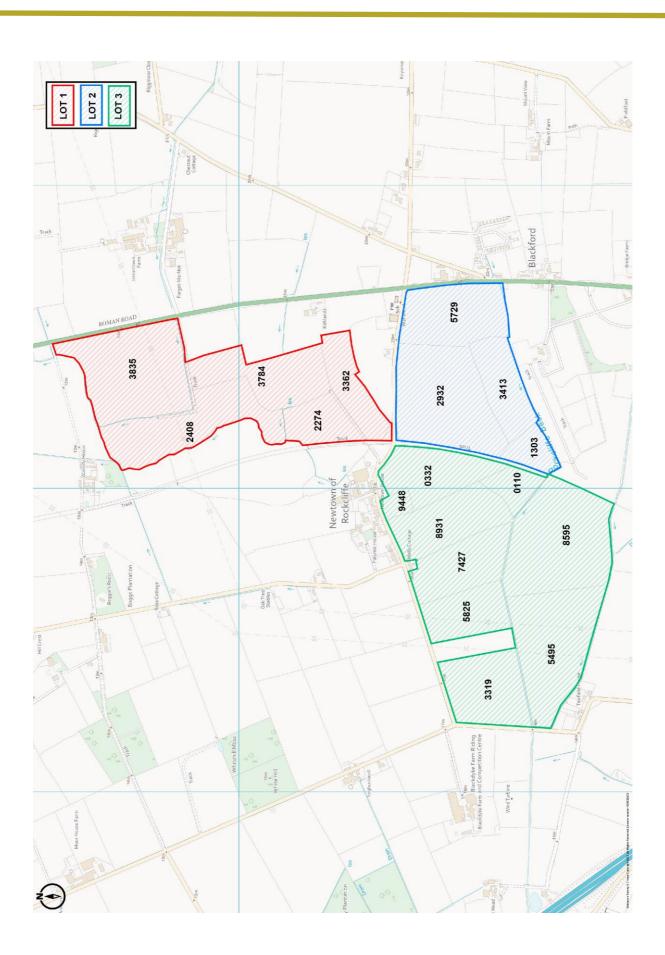
#### **Payment Terms**

Half payable on signing, half due 1st 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.





## **TENDER FORM**

# LAND AT NEWTOWN, BLACKFORD, CA6 4ET

To Let from 1st April, 2023 to 31st 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.

<b>Mains</b>	and	natural	water	suppl	lies
1-14110					

LOT 1

31	.44 Ha	77.69 Ac	£
LO	OT 2		
22	2.66 Ha	55.99 Ac	£
LO	OT 3		
49	9.18 На	121.52 Ac	£
	HE WHOLE		
10	)3.28 Ha	255.20 Ac	£
NAME:			
ADDRESS:			
		<del></del>	
CONTACT NO			

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