



HOPE'S
LAND AGENTS

Ref: B155
Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

Tel: (016973) 44901 ~ Email: landagent@hopesauction.co.uk
www.hopesauction.co.uk

FOR TENDER

APPROXIMATELY 55 ACRES OF GRASSLAND

SITUATED AT TEMSEND, IVEGILL, CARLISLE, CA4 0QE

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

Grazing for cattle 1st April to 30th September 2023, grazing of sheep from 1st April to 31st October 2023.

Can be mown once.

Slurry must be applied after cutting if mown.

Mains and natural water supplies.

**WRITTEN OFFERS USING THE ENCLOSED FORM ARE INVITED FOR THE WHOLE OR IN LOTS
BY 12 NOON MONDAY 20TH MARCH 2023**



Stay Connected





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SCHEDULE OF FIELDS

| Field Number | Hectares | Acres |
|--------------|--------------|--------------|
| LOT 1 | | |
| NY4041 5293 | 3.22 | 7.96 |
| NY4042 6603 | 3.17 | 5.96 |
| NY4042 7606 | 0.96 | 7.83 |
| NY4041 6384 | 2.41 | 2.92 |
| NY4041 8094 | 1.18 | 2.37 |
| | | <hr/> |
| | | 27.03 |
| LOT 2 | | |
| NY4042 8816 | 3.54 | 8.75 |
| NY4142 0233 | 4.25 | 10.50 |
| | | <hr/> |
| | | 19.25 |
| LOT 3 | | |
| NY4142 1217 | 2.58 | 6.38 |
| NY4042 9207 | 1.03 | 2.55 |
| | | <hr/> |
| | | 8.92 |
| TOTAL | 22.34 | <hr/> |
| | | 55.20 |

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 to 31st October on a seasonal grazing licence.

Payment Terms

Payment of rent to be on the first day of the term.

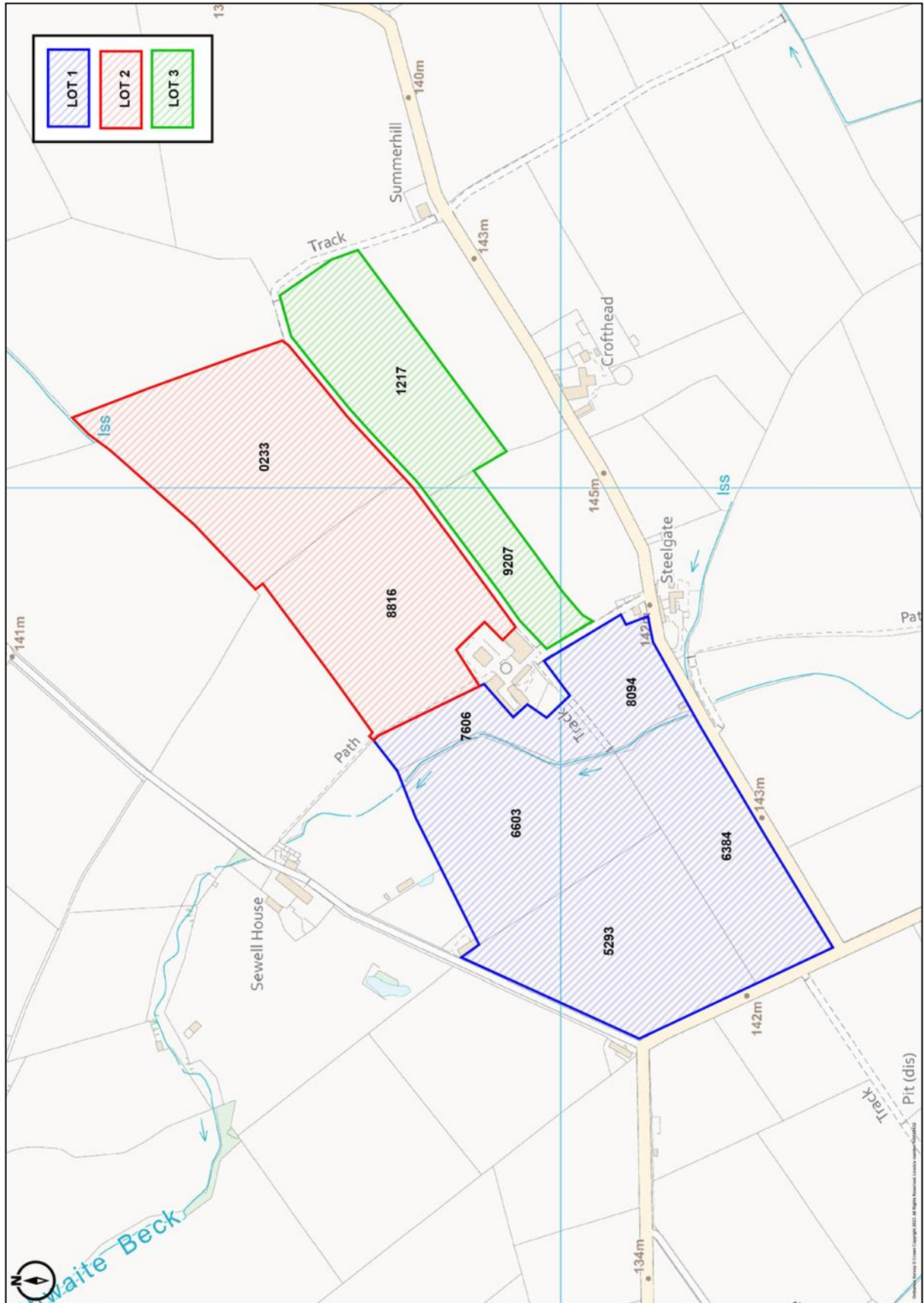
IMPORTANT NOTICE

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 TEMSEND, IVEGILL, CARLISLE, CA4 0QE

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

For cattle grazing 1st April 2023 to 30th September 2023 and sheep grazing 1st April 2023 to 31st October, 2023. No bulls or horses.

Can be mown once. Slurry must be applied after cutting if mown.

Land is let unfertilised.

Mains and natural water supplies

| | | | |
|------------------|----------|---|-------|
| LOT 1 | | | |
| 10.94 Ha | 27.03 Ac | £ | _____ |
| LOT 2 | | | |
| 7.79 Ha | 19.25 Ac | £ | _____ |
| LOT 3 | | | |
| 3.31 Ha | 8.92 Ac | £ | _____ |
| THE WHOLE | | | |
| 22.34 Ha | 55.20 Ac | £ | _____ |

NAME: _____

ADDRESS: _____

CONTACT NO _____

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