



HOPE'S
LAND AGENTS

Ref: E25
Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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TO LET **FOR TENDER**

**APPROXIMATELY 23.82 ACRES OF
GRASSLAND TO LET**

SITUATED AT WHEYRIGG

To Let from 23rd April 2025 to 31st October 2025

2 parcels of quality grassland, one suitable for mowing or grazing and one suitable for mowing to be let as two lots or as a whole.

One field can be mown twice or grazed with cattle or sheep. One field to be mown twice only.

Unfertilised. Taker to apply fertiliser.

All land benefiting from a mains water supply and roadside access.

Stock proof boundaries on one field, further details overleaf.

**WRITTEN OFFERS ARE INVITED FOR THE WHOLE
BY 12 NOON WEDNESDAY 23rd APRIL 2025**



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SCHEDULE OF FIELDS

Lot	Field Number	Hectares	Acres	Comments
Lot 1	NY2048 3565	6.46	15.97	Mowed twice- No stock.
Lot 2	NY2048 1876	3.18	7.86	Mowed twice or grazed with cattle or sheep.
	TOTAL	9.64	23.83	

2 parcels of quality grassland, Lot 1 suitable for mowing and Lot 2 suitable for mowing or grazing with cattle or sheep. NO BULLS.

Lot 1 suitable for mowing twice as poor fencing, no stock.

Lot 2 suitable for mowing twice or grazing with cattle or sheep, good stock proof boundaries.

Cattle will be required to be off by the 31st September and Sheep will be required to be off by the 31st October. Landowner happy to check stock.

Land will be unfertilised. Taker can apply own fertiliser, slurry or muck.

All land benefits from a mains water supply and roadside access. Boundaries on parcel NY2048 1876 are in stock proof condition but the taker must satisfy themselves with the condition of fences.

Viewing

Prospective tenants of the land may view on foot only at any reasonable daylight hour whilst in possession of a copy of the letting particulars.

Term

The holding is let from the 24th April 2025 to 31st October 2025 on a seasonal grazing licence.

Payment Term

The rent will be due in one payment upon the signing of the agreement.

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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HOPE'S
AUCTIONEERS & LAND AGENTS

200 m
Scale 1:7500 (at A4)





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TENDER FORM LAND AT WHEYRIGG

To Let from 24th April 2025 to 31st October 2025

Lot 1 to be mown twice, no stock.

Lot 2 suitable for mowing twice or grazing with cattle or sheep, good stock proof boundaries. No bulls.

Land will be unfertilised. Taker can apply fertiliser, slurry or muck.

Land benefiting from roadside access and a mains water supply.

Grassland

TOTAL

Lot 1 -

15.97 acres (6.46ha)

£ _____

Lot 2-

7.86 acres (3.18ha)

£ _____

NAME: _____

ADDRESS: _____

CONTACT NO _____

**ALL TENDERS TO BE RECEIVED IN A SEALED ENVELOPE BY
12 NOON ON WEDNESDAY 23rd APRIL 2025**