



TO LET
FOR TENDER



**APPROXIMATELY 46.94 ACRES OF
GRASSLAND TO LET
SITUATED AT MANESTY, KESWICK**

To Let from 15th April 2026 to 31st March 2027

Eight parcels of pasture grassland, with some suited to mowing.

To be let as a whole.

The land can be grazed with cattle or sheep only with some capable of being mown once.

The land is let unfertilised. The Taker to apply fertiliser.

All land benefits from a water supply with some parcels benefiting from roadside access.

The boundaries are in stock proof condition.

Sheepyards included for handling of stock and husbandry work.

**WRITTEN OFFERS ARE INVITED FOR THE WHOLE
TO BE RECEIVED BY 12 NOON, 18th MARCH 2026**





SCHEDULE OF FIELDS

<u>Field Number</u>	<u>Area (ha)</u>	<u>Area (ac)</u>	<u>Description</u>
NY2518 0229	1.73	4.28	Graze only
NY2518 0116	2.71	6.71	Graze only
NY2518 2930	3.14	7.76	Graze, mow once only
NY2518 4528	0.94	2.31	Graze, mow once only
NY2518 2918	2.58	6.38	Graze, mow once only
NY2518 1615	0.34	0.84	Graze only
NY2517 1497	1.38	3.41	Graze only
NY2518 1943	6.17	15.25	Graze only
TOTAL	18.99	46.94	

The Land

The land comprises eight fields of permanent pasture grassland and meadows for mowing or grazing with cattle or sheep. No bulls. Field numbers 2930, 4528, and 2918 can be mown for hay or bales. Land will be unfertilised. Taker can apply own fertiliser. No imported manure or muck is to be applied.

The Taker is required to spray thistles, dockings, and rushes where applicable and top the grass once per year.

There is a yard available for use by the Taker for the intermittent unloading and loading of animals and materials. However, the yard is not to be used for any long term parking of vehicles or equipment and the owners require access to the buildings and yard at all times. This area is hatched red on the enclosed plan.

The Taker will be required to shepherd their own stock.

Access to 2930, 4528, 2918 and 1615 is granted via the yard area leading from the highway.

A right of way provides access to field 1497 via the field to the north, either via the road or via 1615.

Please note that all buildings are not included in the licence agreement and are not to be used by the Taker including those within field 1615.

Future Management

The owners are looking to establish a long-term relationship with the Taker. They would welcome an explanation on the tender form to include their farming approach and how they will manage the holding in line with the requirements set out above.

The land is not currently managed within any environmental schemes but should the opportunity arise to enter these schemes the licensor may explore these options and would require the collaboration from the Taker.

Viewing

Prospective takers of the land may view on foot only after notifying the landlord by calling at Youdale Knot, adjacent to field 0229. This must be at any reasonable daylight hour whilst in possession of a copy of the letting particulars. Calling in advance on 017687 77216 is recommended.

Term

The holding is let from the 15th April 2026 to 31st March 2027 on a seasonal grazing licence.

Payment Terms

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



HOPE'S
LAND AGENTS

www.hopesauction.co.uk

Plan: Land at Manesty



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, 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 takers 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 MANESTY, KESWICK

- To Let from 15th April 2026 to 31st March 2027.
- To be grazed and mowed once only.
- Fields 2930, 4528, and 2918 can be mown for hay or bales. If mown, fertiliser should be applied after.
- For sheep or cattle, no bulls.
- Land will be let unfertilised. Taker is to apply fertiliser.
- Taker is to spot spray thistles and top the grass once per year.
- Many fields benefit from roadside access. Access to 2930, 4528, 2918 and 1615 is granted via the yard area leading from the highway, but please note the buildings are not included in the licence agreement and are not to be used by the Taker. A right of way provides access to fields 1497 via the field to the north, either via the road or from 1615.
- The land has a mixture of piped and natural water supplies.

Grassland

**46.94 Acres of Land
at Manesty**

TOTAL

£ _____

NAME: _____

ADDRESS: _____

CONTACT NO: _____

**ALL TENDERS TO BE RECEIVED IN A SEALED ENVELOPE BY THE LAND
AGENCY OFFICE BY 12 NOON ON WEDNESDAY 18TH MARCH 2026**

**Office Address: Hopes Land Agents, Hopes Auction, Syke Road, Wigton,
CA7 9NS**