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Tel: (016973) 44901 ~ Email: landagent@hopesauction.co.uk
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TO LET **FOR TENDER**

**APPROXIMATELY 34 ACRES
OF ARABLE AND 222 ACRES OF
GRASSLAND TO LET**

**SITUATED NEAR
WABERTHWAITE & BOOTLE, CUMBRIA**

To Let from 11th April 2025 to 31st October 2025

1 block of productive arable land and 5 blocks of quality grassland suitable for mowing or grazing.

Fertiliser to be applied by the taker.

Slurry to be applied if mown.

All land benefiting from a main water supply.

**WRITTEN OFFERS ARE INVITED FOR EACH LOT
BY 12 NOON WEDNESDAY 9TH APRIL**





SCHEDULE OF FIELDS

Field Number	Hectares	Acres	Comments
<u>LOT 1</u>			
SD0893 8568	3.44	8.50	Footpath along edge of railway
SD0893 9676	3.7	9.14	
SD0993 0664	1.9	4.69	
SD0993 2424	4.84	11.96	To wholecrop and to be under sown with grass
	<u>13.88</u>	<u>34.30</u>	
<u>LOT 2</u>			
SD0893 9326	6.77	16.76	
SD0993 0204	0.8	1.98	
SD0993 1201	2.72	6.72	
SD0993 1030	4.86	12.01	Will be sown with grass and available for grazing or mowing thereafter
	<u>15.15</u>	<u>37.44</u>	
<u>LOT 3</u>			
SD0892 6464	9.7	23.96	In SFI 2024 Herbal Leys
SD0892 4842	11.85	29.29	In SFI 2024 Herbal Leys
SD0892 6717	3.51	8.68	
SD0892 7450	1.72	4.26	
	<u>26.78</u>	<u>66.19</u>	
<u>Lot 4</u>			
SD0991 0996	5.26	12.99	In SFI 2024 Herbal Leys
SD0992 3405	2.12	5.24	In SFI 2024 Herbal Leys
SD0991 2383	5.38	13.3	In SFI 2024 Herbal Leys
SD0992 5001	3.22	7.95	In SFI 2024 Herbal Leys
	<u>15.98</u>	<u>39.48</u>	
<u>Lot 5</u>			
SD0990 4439	3.11	7.68	
SD0990 3215	3.05	7.54	
SD0990 4624	4.84	11.96	
	<u>11.00</u>	<u>27.18</u>	
<u>Lot 6</u>			
SD0989 6154	7.48	18.47	
SD0989 8465	4.57	11.28	
SD0989 7543	4.08	10.08	
SD0989 7229	3.52	8.71	
SD0989 6519	1.31	3.24	
	<u>20.96</u>	<u>51.78</u>	



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Lot 1:

Fields SD0893 8568, SD0893 9676 and SD0993 0664 are currently in arable stubble and the taker has the choice of which crop they wish to sow (including maize), please specify which crop you will sow within the tender form.

Lot 2 – 6:

All grassland that can be mowed or be grazed with cattle or sheep.

Cattle will be required to be off by the 31st September and Sheep will be required to be off by the 31st October. The grazier will be required to shepherd their own stock.

No fertiliser will be applied prior to the term. Fertiliser can be applied by the taker as required. If the land is to be mown, then slurry must be applied.

All land benefits from a mains water supply, usage will be recharged at cost. The boundaries are in stock proof condition however, the land is taken as seen.

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 11th April 2025 to 31st October 2025 on a seasonal grazing licence or cropping agreement.

Payment Term

Payment of rent to be on the first day of the term – 11th April 2025.

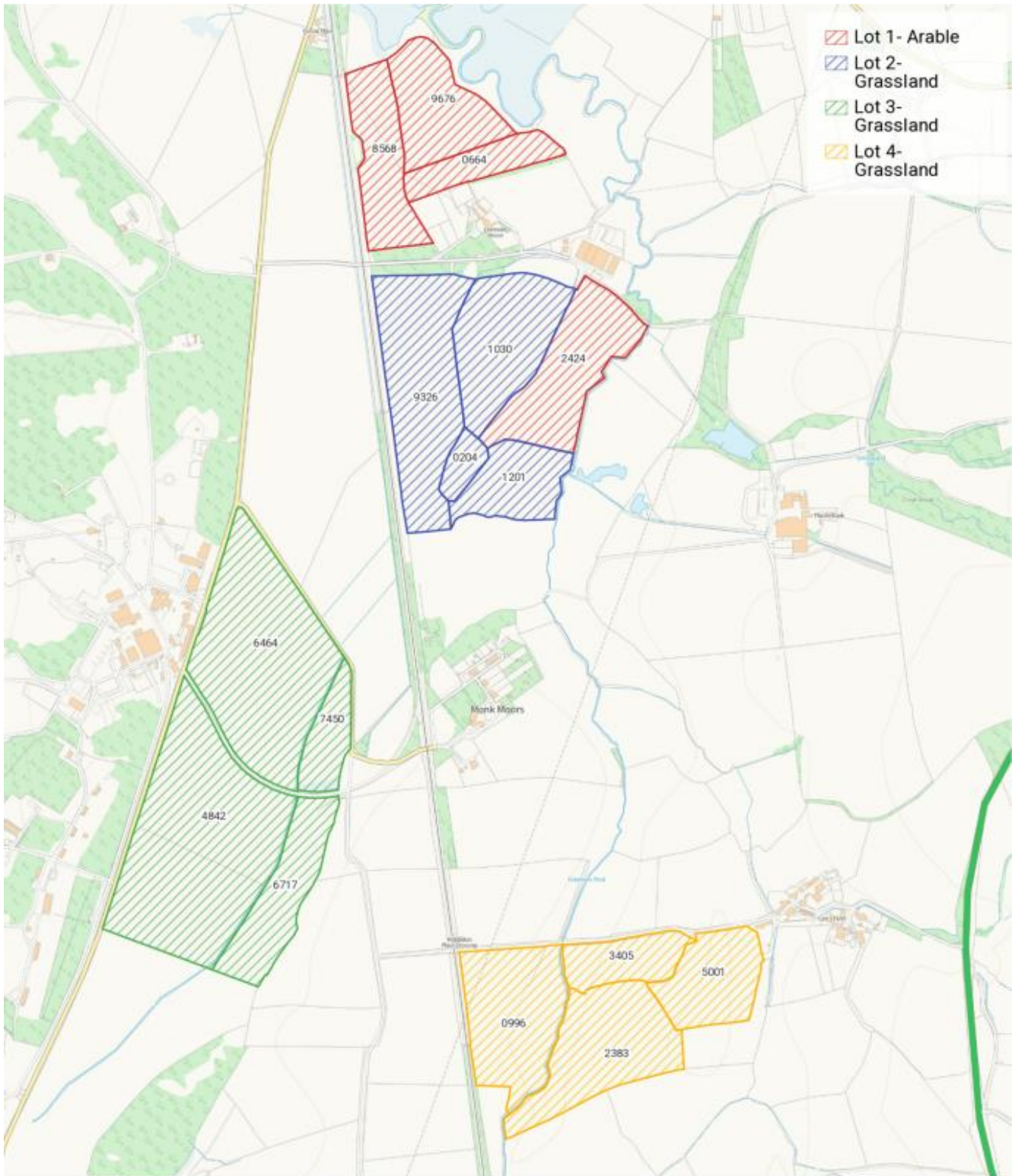
IMPORTANT NOTICE

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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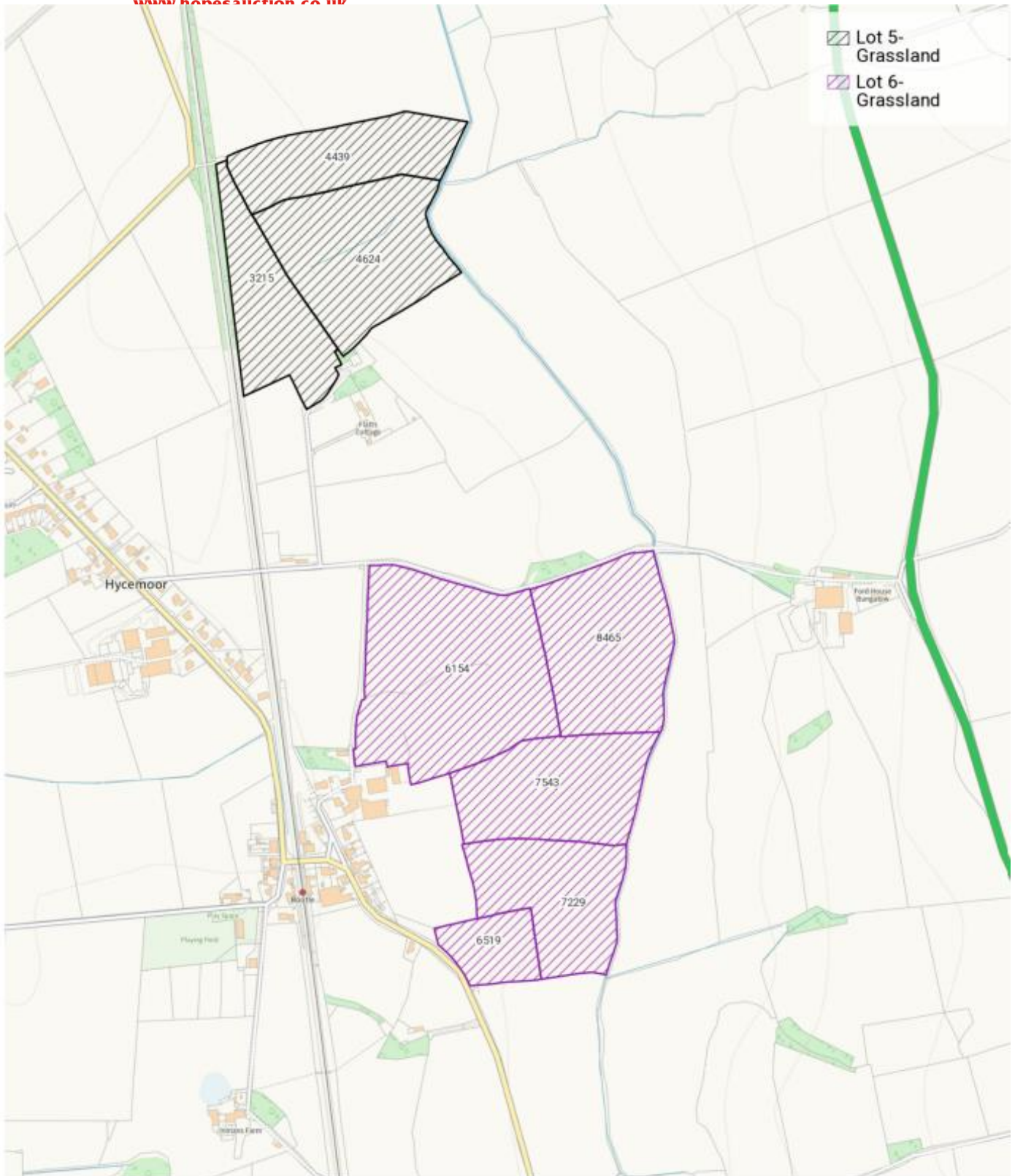
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200 m
Scale 1:7500 (at A4)





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TENDER FORM

LAND NEAR WABERTHWAITE & BOOTLE, CUMBRIA

To Let from 11th April 2025 to 31st October 2025

For Lot 1- Arable land please see comments above. Please specify below which crop will be sown.

Grassland can be mown or grazed. Slurry must be applied if mown. Taker can apply own fertiliser. Mains water supply. Grazier to pay for mains water supply.

LOT 1- Arable Land 13.88 Ha	34.30Ac	TOTAL £ _____
Preferred crop sown:		
LOT 2- Grassland 15.15 Ha	37.44 Ac	£ _____
LOT 3- Grassland 26.78 Ha	66.19 Ac	£ _____
LOT 4- Grassland 15.98 Ha	39.78 Ac	£ _____
LOT 5- Grassland 11.00 Ha	27.18 Ac	£ _____
LOT 6- Grassland 20.96 Ha	51.78 Ac	£ _____

NAME: _____

ADDRESS: _____

CONTACT NO _____

**ALL TENDERS TO BE RECEIVED IN A SEALED ENVELOPE BY
12 NOON ON WEDNESDAY 9TH APRIL 2025**