



Auctioneers • Surveyors • Valuers • Land Agents

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FOR TENDER

APPROXIMATELY 15.80 ACRES OF GRASSLAND AND ARABLE LAND

SITUATED AT HIGHLAWS, SILLOTH

To Let from 1st April, 2025 to 31st October, 2025

To be let in Two Lots or as a Whole

LOT 1: 9.19 ACRES OF QUALITY SUMMER GRAZING OR MOWING LAND

**LOT 2: 6.61 ACRES OF GROUND TO BE WHOLECROP OR COMBINED SPRING CEREAL
TO BE UNDERSOWN WITH GRASS**

**WRITTEN OFFERS ARE INVITED FOR THE WHOLE OR IN LOTS
BY 12 NOON WEDNESDAY 26TH MARCH 2025**





SCHEDULE OF FIELDS

Field Number	Hectares	Acres	Comments
<u>LOT 1 – Red on Attached Plan</u>			
NY1450 0164	3.72	9.19	
<u>LOT 2 – Blue on Attached Plan</u>			
NY1350 8151	2.68	6.61	Must be whole cropped or combined and under sown with grass
TOTAL	6.40	15.80	

Lots

LOT 1 – Red on Attached Plan:

- Field NY1450 0164
- A single enclosure of quality summer grazing or mowing land extending to approximately 9.19 acres (3.72 hectares).
- There is a mains water connection. Mains water usage will be charged at cost.
- To be grazed by cattle only or mowed.

LOT 2 – Blue on Attached Plan:

- Field NY1350 8151
- A single enclosure of cropping land extending to approximately 6.61 acres (2.68 hectares).
- This parcel is to be a wholecrop or combined spring cereal and this must be undersown with grass. Please reflect the cost of grass seeds in your tender.

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 and cropping licence.

Payment Term

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

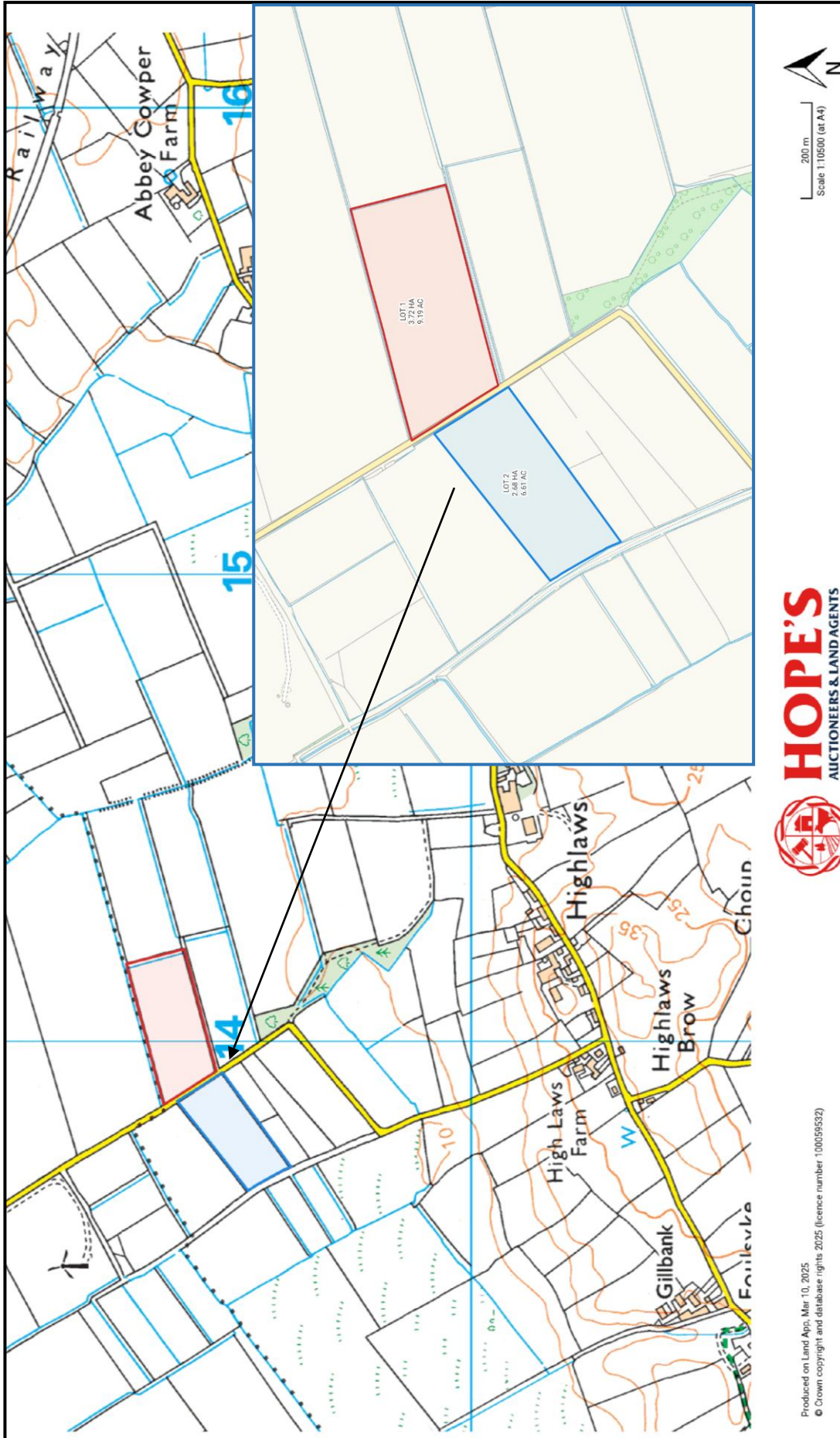
IMPORTANT NOTICE

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 HIGHLAWS

- To Let from 1st April, 2025 to 31st October 2025
- LOT 1 – to be used for cattle grazing or mowing only.
 - To be mown once.
 - Muck or fertiliser to be applied after cutting if mown.
 - Mains water supply. Grazier to pay for mains water supply.
- LOT 2 – to be wholecropped or combined. Must be under sown with grass. Please reflect this in your tender value.

LOT 1 3.72 Ha	9.19Ac	£ _____
LOT 2 2.68 Ha	6.61 Ac	£ _____
THE WHOLE 6.40 Ha	15.80 Ac	£ _____

NAME: _____

ADDRESS: _____

CONTACT NO _____

ALL TENDERS TO BE RECEIVED IN A SEALED ENVELOPE BY
12 NOON ON WEDNESDAY 26TH MARCH 2025