



To Let as a Whole or in Lots

Land at Nook Farm, Hayton, CA8 9JA **42.25 acres (17.12ha)**

An opportunity has arisen for an interested party to rent 42.25 acres (17.12ha) of mowing/grazing land either as a whole or in lots on an Annual Grazing Licence. The land has been winter free from the end of January 2019.

Interested parties should detail in their Expression of Interest the extent to which they are interested in renting.

Available to let under an annual licence to be negotiated by the parties.
The commencement date will be the beginning of April 2019.
Expressions of Interest to be submitted to H&H Land and Property Limited,
Borderway, Rosehill, Carlisle, CA1 2RS no later than 12.00 noon on
Wednesday 13th March 2019



Location

Hayton is located approximately 8.5 miles east of Carlisle approximately 2.5 miles south of the small market town of Brampton.

Description

The land extends to a total of 41.97 acres (17.01 hectares) comprising of a mixture of good grazing and mowing ground. The land is offered as whole or in six lots on an annual grazing licence commencing on 22nd April 2019.

Lot 1 – Cattle, Sheep & Horses 9.43 acres (3.82ha)

Two field enclosures of good mowing/grazing land suitable for the grazing of cattle, sheep and horses. The land benefits from roadside access. Lot 1 is outlined in red.

ID	Field Number	Ha	Acres
A	NY5057 1589	2.58	6.37
B	NY5057 4482	1.24	3.06
TOTAL		3.82	9.43

Lot 2 – Cattle Only 6.00 acres (2.43ha)

A single field enclosure of good mowing/grazing land suitable for the grazing of cattle. The land benefits from roadside access. Lot 2 is outlined in yellow.

ID	Field Number	Ha	Acres
C	NY5058 4508	2.43	6.00
TOTAL		2.43	6.00

Lot 3 – Cattle, Sheep & Horses 11.01 acres (4.46ha)

Two field enclosures of good mowing/grazing land suitable for the grazing of cattle, sheep and horses. Access to the land is via a track through the adjacent field. Lot 3 is outlined in blue.

ID	Field Number	Ha	Acres
D	NY5058 6249	1.61	3.97
E	NY5058 6740	2.85	7.04
TOTAL		4.46	11.01

Lot 4 – Cattle & Horses 8.81 acres (3.64ha)

Three field enclosures of good mowing/grazing land suitable for the grazing of cattle and horses. The land benefits from roadside access, fields F and H are accessed via a track. Lot 4 is outlined in green.

ID	Field Number	Ha	Acres
F	NY5058 3018	2.21	5.29
G	NY5058 6317	0.88	2.17
H	NY5058 8002	0.55	1.35
TOTAL		3.64	8.81

Lot 5 – Cattle, Sheep & Horses 3.38 acres (1.37ha)

Two field enclosures of good mowing/grazing land suitable for the grazing of cattle, sheep and horses. The land benefits from roadside access. Lot 5 is outlined in orange.

ID	Field Number	Ha	Acres
I	NY5058 6317	0.88	2.17
J	NY5058 7820	0.49	1.21
TOTAL		1.37	3.38

Lot 6 – Cattle & Sheep 3.45 acres (1.40ha)

Two field enclosures of good mowing/grazing land suitable for the grazing of cattle and sheep. The land benefits from roadside access. Lot 6 is outlined in pink.

ID	Field Number	Ha	Acres
K	NY5058 8614	0.96	2.37
L	NY5057 8695	0.44	1.08
TOTAL		1.40	3.45

Environmental Stewardship Agreement

The land is currently not subject to any Environmental Stewardship Agreements.

Boundaries

All boundaries are to be maintained by the Licensee.

Basic Farm Payment Entitlements

The Basic Payment Scheme over the land will be retained by the Licensor for the duration of the agreement.



Water

There is access to both mains and a natural water supply to all the land.

Rights of Way and Wayleaves

The land will be let subject to all existing wayleaves, rights of way and easements. The Licensor or his agents reserves the right to walk on the land for inspection.

Further Information

Interested parties requiring further detail or clarification should contact H&H Land and Property, Borderway, Rosehill, Carlisle, CA1 2RS, telephone 01228 406260

The Licence Agreement

The rent for the agreement will be payable six monthly in advance. The Licensee will be responsible for insuring his own stock, crop and equipment. The Licensee will not be allowed to sub-let, part with possession or take in stock in relation to any part of the Holding or to share occupation of the Holding. Licensee to herd own stock. There is to be no feeding of stock in the fields. The Licensor shall apply 65kg of compound fertiliser (22-4-6) to the land in spring 2019.

Application Details

Viewings

The land may be viewed at any reasonable time with a copy of these letting particulars constituting authority to view. Anyone viewing is asked to close all gates and take care in fields with livestock. Viewings take place at the viewer's own risk as there is livestock on the land.

Tender

All submissions should be received at the office of H&H Land and Property, in sealed envelopes marked Tender for 'Land at Nook Farm, Hayton' by **12.00 noon on Wednesday 13th March 2019**.

Letting Procedures

Once tenders have been received the Licensor will consider all tenders and hold interviews with shortlisted applicants.

Conditions of Tender:

1. All Expressions of Interest must be submitted on the attached form.
2. The Licensor and their Agents, H&H Land and Property, do not bind themselves to accept the highest or indeed any Tender.
3. The decision of the Licensor will be final and binding.
4. These particulars are produced in good faith by H&H Land and Property, and are set out as a guide only and do not constitute any part of a contract.

IMPORTANT NOTICE

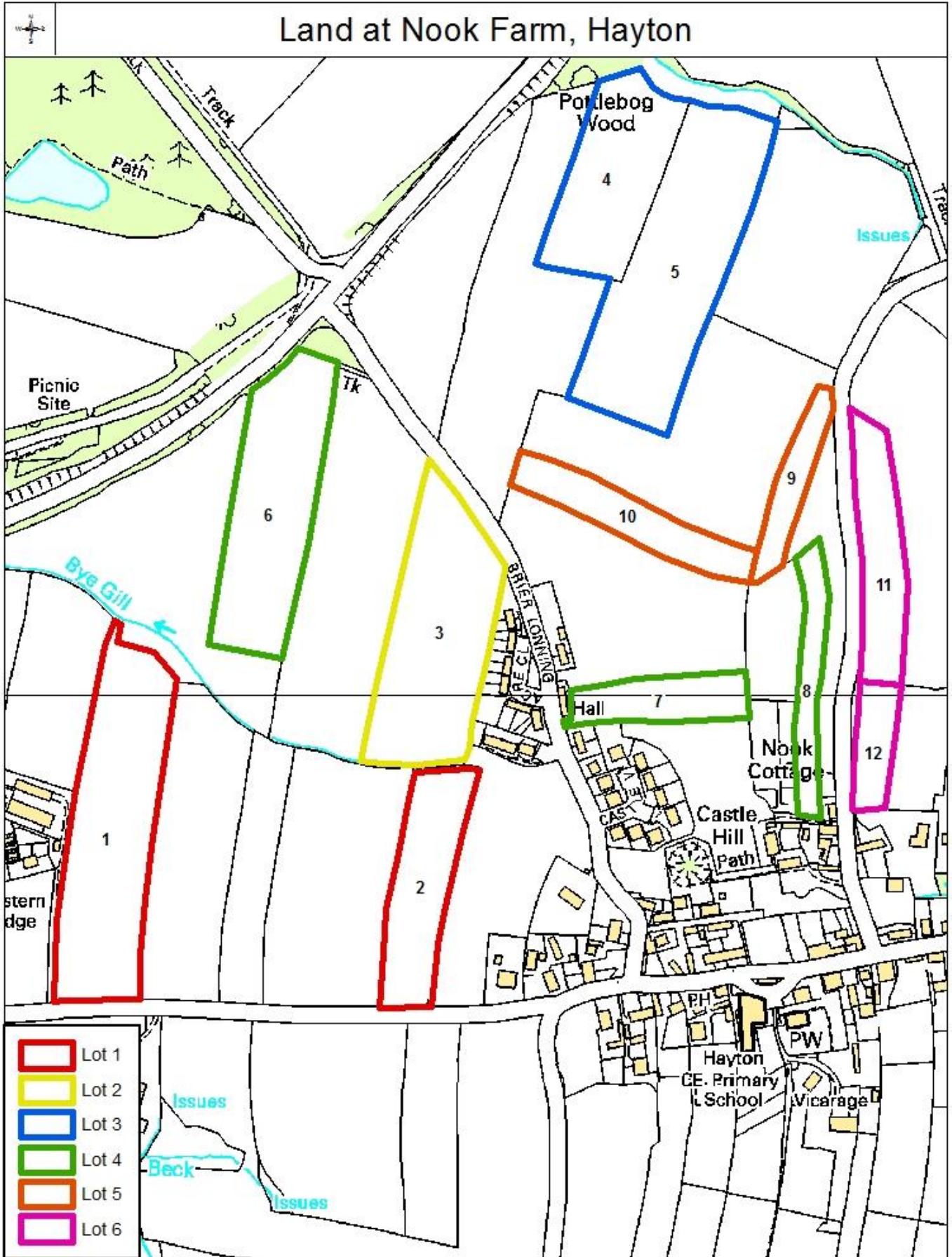
H&H LAND AND PROPERTY Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of H&H LAND AND PROPERTY Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND AND PROPERTY Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND AND PROPERTY Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND AND PROPERTY Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **February 2019**

Land at Nook Farm, Hayton



- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5
- Lot 6

Crown Copyright 2009.
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Licence number 100020449

Date: February 2019
Our Ref HE22C
Plan No: 001
Illustration Purposes Only



Borderway, Rosehill, Carlisle, CA1 2RS Tel: 01228 406260 www.hhland.co.uk

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Prospective purchasers are advised to check the availability of any property before travelling any distance to view.

EXPRESSION OF INTEREST FORM
LAND AT NOOK FARM, HAYTON

This Expression of Interest Form is to be returned to H&H Land and Property Limited, Borderway, Rosehill, Carlisle, CA1 2RS, by **12.00 noon** on **13th March 2019**, in a sealed envelope clearly marked "**Land at Nook Farm, Hayton - Expression Of Interest**".

Expressions of Interest received after 12 noon on 13th March 2019 will not be considered.

To: Mr R Earl, c/o H&H Land and Property Ltd, Borderway, Rosehill, Carlisle CA1 2RS.

I have read the particulars and have inspected the Land at Nook Farm, Hayton. I offer to take the Land at the tendered annual rent and understand that I will be required to abide by the terms of the licence agreement.

I hereby tender the following annual rent for the agreement:

Land at Nook Farm, Hayton - As a whole	£
Lot 1: 9.43 acres (3.82ha) Only	£
Lot 2: 6.00 acres (2.43ha) Only	£
Lot 3: 11.01 acres (4.46ha) Only	£
Lot 4: 8.81 acres (3.64ha) Only	£
Lot 5: 3.38 acres (1.37ha) Only	£
Lot 6: 3.45 acres (1.40ha) Only	£
Other (Please Specify)	£

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LAND AT NOOK FARM, HAYTON

PERSONAL DETAILS

Name of Applicant

Present Address

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Telephone Number (daytime) ()

(mobile) ()

DETAILS OF PROPOSED FARMING SYSTEM WHICH WILL BE OPERATED ON THE LAND:

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