

Edwin  
Thompson



**TO LET**  
**LAND AT RAISE LODGE FARM**

*Westward, Wigton CA7 8LY*



# TO LET

# LAND AT RAISE LODGE FARM

*Westward, Wigton CA7 8EL*

What3Words:///Bleaching.pastels.wider

**A Good Quality Block of Grazing and Arable Land Extending in Total to 22.06 Hectares (54.52 Acres)**

**To Let on a 10 Year Farm Business Tenancy from 1st May 2024.**

**Tender Form to be Submitted to Edwin Thompson LLP, FIFTEEN Rosehill, Carlisle, CA1 2RW by 12 Noon Friday 19th April 2024.**

These particulars are given as a general outline and your attention is drawn to the important notice printed within.

# Land at Raise Lodge Farm, Westward, Wigton CA7 8LY



## THE LAND

The land extends to approximately 22.06 Hectares (54.52 Acres) and lies within two blocks which are split by a public highway. The land benefits from a mains water supply and access off the public highway. The land is classified as Defra Grade 3 land, suited to grass and arable production.

## TENANCY

Available on a Farm Business Tenancy from 1st May 2024 for a term of 10 years.

## INGOING VALUATION

There will be no ingoing valuations.

## REPAIRS

This agreement will include fully repairing and insuring obligations on the Tenant. A draft copy of the tenancy agreement will be available to view via email.

## RENT

Rent will be paid monthly in advance from the start date of the agreement and will be reviewed every three years.

## USES

The use of the holding is restricted to agricultural use only unless other uses have been agreed in writing by the Landlord or the Landlords agent. There will be an absolute covenant prohibiting assignment or sub-letting on the whole, or any part of the holding.

## BOUNDARIES

Boundary responsibilities are with the Tenant unless otherwise stated. Should any dispute arise, neither the Landlord, nor the Agent be held responsible for any inaccuracies or loss arising.

## LANDLORD RIGHTS

The timber rights, mineral and sporting rights are reserved for the benefit of the Landlord.

## SERVICES

The property benefits from a mains water supply. The successful tenant will need to connect a new supply to existing troughs. Further details can be obtained from the sole letting agent.

## ENVIRONMENTAL SCHEMES / SFI

The land is currently not entered into any schemes. The landlord is happy to allow the successful tenant to enter the property into a stewardship scheme, subject to the agreement being reviewed by the landlord prior to submission.



## RIGHTS OF WAY & WAYLEAVES

The Landlord retains the right of way through the holding for extraction of timber and general access to the estate woods should it be required. The sporting rights are also retained for use by the Landlord should they wish to exercise these rights.

## REPAIRS

The property will be let on a fully repairing terms.

The tenant will be expected to put and keep the holding in a good state of repair and the Landlord would allow the successful applicant to apply for hedging and fencing grants to improve the holding. Further details are available within the Farm Business Tenancy.

## ALTERATIONS AND IMPROVEMENTS

It will be requirement of the tenancy that any physical alteration or improvement carried out to the property will require the Landlords written consent before the works are carried out. All the tenders should make it clear on their tender if they are proposing any such works during the term of the tenancy.

## TIMBER

The timber in enclosure 10 is to be reserved to the Landlord plus appropriate access rights. The remaining trees will be part of the holding and will be the maintenance responsibility of the tenant. The trees can only be felled with the consent of the Landlord and appropriate permissions. The tenant can take any fallen timber / trees for their own use.

The woodland in enclosure 12 can be excluded from the tenancy if desired on the basis that a stock proof fence is erected on the eastern boundary.

Proposals for this should be made clear in the tender submission.

## SPORTING

The Sporting Rights are excluded from the letting.

## APPLICATION DETAILS

### TENDER

Tender offers are to be submitted to Edwin Thompson LLP no later than 12 noon on 19th April 2024

The Tender along with any supporting information should be submitted to: Matthew Bell MRICS FAAV MRICS FAAV, Edwin Thompson LLP, FIFTEEN, Rosehill, Carlisle, Cumbria, CA1 2RW and marked "Land at Raise Lodge Farm".

### CONDITIONS OF TENDER

1. All tenders must be submitted on the attached form.
2. The Landlords do not bind themselves to accept the highest or indeed any tender.
3. The decision of the Landlord is final and binding.
4. A detailed explanation of the proposed farming system should be provided with the tender.

### REFERENCES & CREDIT CHECK

All applicants will be required to submit contact details for one reference.

Contact with references will only be made in respect of shortlisted applicants.

### VIEWING

Prospective Tenants can view the property during daylight hours with a set of details to hand.

### THE TENANCY AGREEMENT

The successful applicant will be required to sign a Farm Business Tenancy Agreement under the Agricultural Tenancies Act 1995. Draft copies of the agreement are available upon request via email.

### TERM

The holding will be let for a term of 10 years commencing on the 1st May 2024.

### RENT

The rent should be tendered in Pounds per annum basis. The accepted rent will be paid via standing order on a monthly basis in advance.



## RENT REVIEWS

Expected to be every three years, to open market rent.

## REPAIRS

The tenant will be responsible for all repairs. Further details can be found in the draft Farm Business Tenancy.

## POSSESSION

The Tenant will not be allowed to sub-let, part with possession or take stock in relation to any part of the holding or to share occupation of the Holding.

## USE

The use of the Holding is for the purpose of agriculture. Should the tenant wish to use part of the Holding for a non-agricultural purpose, the consent of the Landlord will be required in writing. Anyone contemplating a non-agricultural use of part of the Holding should make it clear as part of their application.

## OUTGOINGS

The Tenant will be responsible for all outgoings.

## GOOD HUSBANDRY

The Tenant will farm in accordance with the rules of good husbandry as set out in Section 11 of the Agriculture Act 1947.

## SPORTING

Sporting over the Holding will be reserved in favour of the Landlord. This is subject to the Tenants rights under the Ground Game Act and the tenant's responsibility to keep down rabbits.

## CURRENT CONDITION

The holding will then be let as seen. Further details are available upon request.

## BUSINESS CONDITION

The fundamental principle of the Farm Business Tenancy is that compliance of the business condition is observed.

## TENANTS IMPROVEMENTS

Tenants improvements will be covered in detail within the tenancy agreement. No improvement will be compensable unless prior written consent is given.

## DEVELOPMENT / EARLY RESUMPTION

There will be a provision for the Landlords to regain possession of part of the holding for a non-agricultural development subject to being given 12 months' notice in writing.

## STAMP DUTY

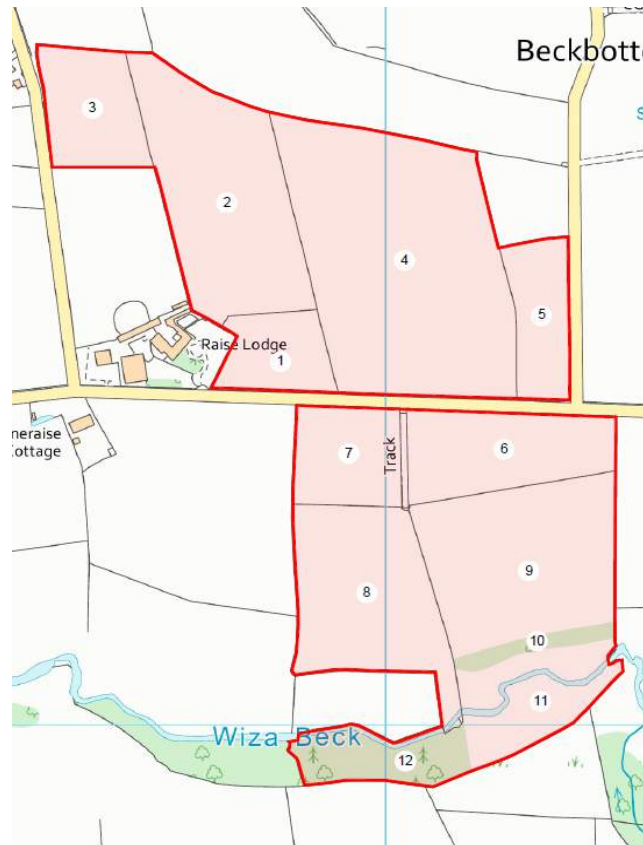
The successful Tenant will be responsible for the payment of all Stamp Duty charges that may arise on the granting of this tenancy.

## FURTHER INFORMATION

Further information can be obtained from Matthew Bell MRICS FAAV, Edwin Thompson LLP, FIFTEEN, Rosehill, Carlisle, CA1 2RW. Tel: 01228 548385. m.bell@edwin-thompson.co.uk

## CONDITIONS OF TENDER

1. All tenders must be submitted in writing.
2. The owners do not bind themselves to accept the highest or indeed any Tender.
3. The decision of the owner is final and binding.



Raise Lodge Farm, Westward, Wigton CA7 8LY			
Plan 2			
Field Schedule			
Field ID	Field Number	Acres	Hectares
1	NY2645 8938	2.07	0.84
2	NY2645 8453	7.58	3.07
3	NY2645 7063	2.89	1.17
4	NY2745 0149	13.14	5.32
5	NY2745 1542	2.37	0.96
6	NY2745 1229	4.07	1.65
7	NY2645 9627	2.74	1.11
8	NY2645 9814	6.35	2.57
9	NY2745 1417	7.24	2.93
10	NY2745 1508	0.66	0.27
11	NY2745 1503	3.13	1.27
12	NY2744 9600	2.28	0.92
<b>TOTAL</b>		<b>54.52</b>	<b>22.06</b>



# LAND AT RAISE LODGE FARM

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*Westward, Wigton CA7 8LY*

Edwin  
Thompson



Carlisle Office

T: 01228 548385

[carlisle@edwinthompson.co.uk](mailto:carlisle@edwinthompson.co.uk)

[edwinthompson.co.uk](http://edwinthompson.co.uk)

# Edwin Thompson

Fifteen Rosehill, Montgomery Way,  
Carlisle, Cumbria CA1 2RW

## Raise Lodge Farm (Plan 2)

Westward, Wigton CA7 8LY

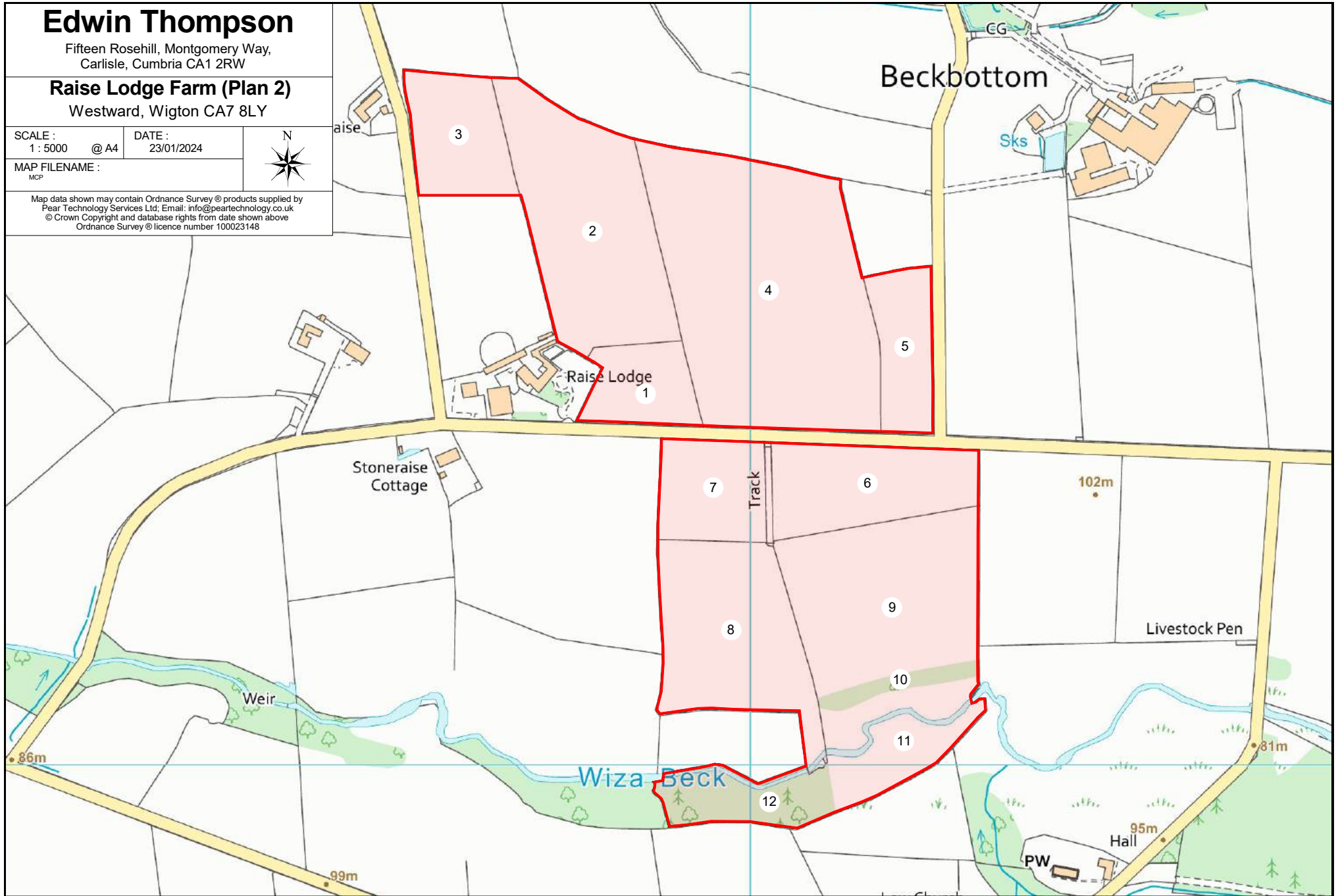
SCALE :  
1 : 5000 @ A4

DATE :  
23/01/2024



MAP FILENAME :  
MCP

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## Tender Form

**Land at Raise Lodge Farm, Westward, Wigton CA7 8LY**

R U R A L | R E S I D E N T I A L | C O M M E R C I A L

Chartered Surveyors





**LAND AT RAISE LODGE, WESTWARD, WIGTON, CA7 8LY**

**PERSONAL DETAILS**

Name of Applicant: .....

Present Address: .....  
.....  
.....

Telephone Number: .....

Daytime: .....

Mobile: .....

Date of Birth: ...../...../.....

Present occupation and position/status:  
.....  
.....

Brief summary of agricultural knowledge. Please include dates and experience if appropriate:  
.....  
.....  
.....



Details of any existing business.

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**BANKRUPTCY**

Has the Applicant ever been Bankrupt? Yes / No

Has the Applicant ever entered into a voluntary agreement with Creditors? Yes / No

Has the Applicant ever received a Court Judgement against him/her or had goods seized in relation to a debt? Yes / No

Has the Applicant ever been deprived of the tenancy of an agricultural holding or business premises? Yes / No

If yes, why?

.....

.....

Has the Applicant ever been convicted of a criminal offence or of an offence in relation to livestock or in relation to Health and Safety legislation? Yes / No



**REFEREES**

Name: .....

Address: .....

.....

Telephone: .....

**OTHER LAND FARMED BY THE APPLICANT**

<u>Owned</u>	Address	Acres	To be Retained
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.....	.....	.....	Yes / No
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.....	.....	.....	Yes / No
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.....	.....	.....	Yes / No
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.....	.....	.....	Yes / No
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.....	.....	.....	Yes / No
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Tenanted

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.....	.....	.....	Yes / No
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.....	.....	.....	Yes / No
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.....	.....	.....	Yes / No
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Please provide details of current farming system, if applicable:

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Please provide details of what you would do with the land if successful.

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Please provide details of present Landlord, if applicable:

Name: .....

Address: .....

.....

Telephone: .....