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AUCTIONEERS & LAND AGENTS

AVAILABLE TO LET



**RICHMOND
PLAINS FARM**
SEBERGHAM, CA5 7EA

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897

Introduction/Location

Richmond Plains Farm is an attractive livestock holding extending to approximately 58.96 acres (23.86 hectares). The holding comprises a newly built four-bedroom farmhouse, a separate two-bedroom annexe, and a range of semi-modern agricultural buildings.

This letting provides an exciting opportunity for suitable applicants to rent an attractive agricultural unit on an initial five-year term under a Farm Business Tenancy Agreement.

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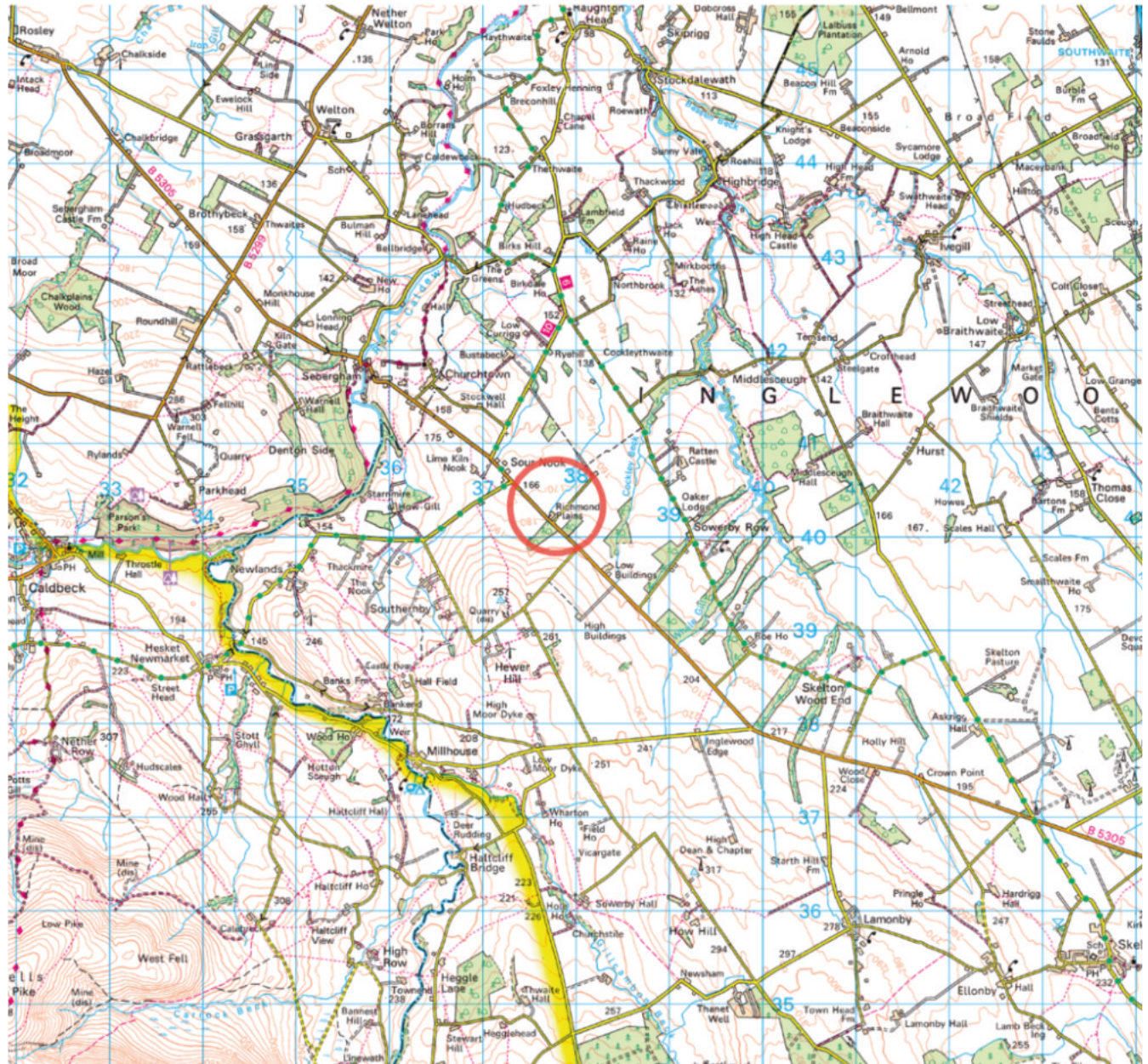
Richmond Plains Farm is located approximately 1.5 miles east of the village of Sebergham in north Cumbria. The property lies approximately 9.5 miles from Wigton, 12.5 miles from Penrith, and 13 miles from Carlisle, and falls within the Westmorland and Furness Council authority area.

The holding is well situated within a strong agricultural area, with a number of livestock auction marts located within close proximity. The market town of Wigton, situated approximately 9.5 miles northwest of the property provides a comprehensive range of shops and services. A range of primary and secondary schools are available in the surrounding villages and towns.

Richmond Plains lies adjacent to the B5305, the principal route between Wigton and Penrith, providing excellent transport links. Junction 41 of the M6 motorway is located approximately 8 miles to the southeast, with Junction 42 situated approximately 11 miles to the north east of the holding.

Directions

When travelling east on the B5305 from Wigton to Penrith, travel through the village of Sebergham. Richmond Plains Farm is located approximately 1.5 miles out of the village of Sebergham on the left-hand side.



RICHMOND PLAINS FARM

SEBERGHAM, CA5 7EA

To Let by Informal Tender, as a Whole.

A desirable ring-fenced farm comprising of a newly built and beautifully presented four-bedroom farmhouse together with a separate two bedroom annexe, a range of semi-modern agricultural buildings, and agricultural land extending to approximately 58.96 acres (23.86 hectares). The holding is well located with direct road access onto the B5305, providing excellent connectivity to Penrith, Wigton, and Carlisle, all of which are within easy reach.

- TO LET BY INFORMAL TENDER ON A 5 YEAR FARM BUSINESS TENANCY AGREEMENT AS A WHOLE
- TENDERS TO BE SUBMITTED BY WEDNESDAY 12 NOON 5TH AUGUST
- COMMENCING 1ST OCTOBER 2026
- LIVESTOCK HOLDING EXTENDING TO 58.96 ACRES (23.86 HECTARES).
- NEW BUILD 4 BEDROOM FARMHOUSE AND ADJOINING ANNEXE, PERFECT FOR MULTIGENERATIONAL LIVING
- RANGE OF USEFUL BUILDINGS
- AVAILABLE TO VIEW ON WEDNESDAY 1ST JULY 10AM - 3PM AND MONDAY 6TH JULY 10AM - 3PM



Farmhouse & Annexe

Richmond Plains Farmhouse is a brand new 4 bed farmhouse, built by reputable builders Lattimer Homes and finished to an exceptionally high standard, complete with spacious living and dining accommodation including a wood burning stove. There is also a sizable and useful utility area. This beautiful property is accompanied by a 2-bedroom annexe, offering the opportunity for multi-generational living, or a potential separate income as a holiday let subject to agreement by the Landlord. The two-bedroom annexe offers an upside-down style of living with large kitchen living area to the first floor complete with wood burning stove. Adjoining the main farmhouse is a plant room and workshop area, offering potential for a workshop or office space or additional storage.



Farmhouse

Ground Floor

Porch
2.80m x 1.20m

Entrance Hall
3.70m x 3.70m

Living Room
5.10m x 4.10m

Kitchen / Dining room
5.80m x 7.80m

Utility Room
4.20m x 2.50m

WC
1.00m x 2.50m

Office
4.70m x 4.40m

First Floor

Master Bedroom
4.50m x 4.10m

Dressing Room
2.50m x 1.50m

Ensuite
2.50m x 2.20m

Double Bedroom
5.10m x 4.10m

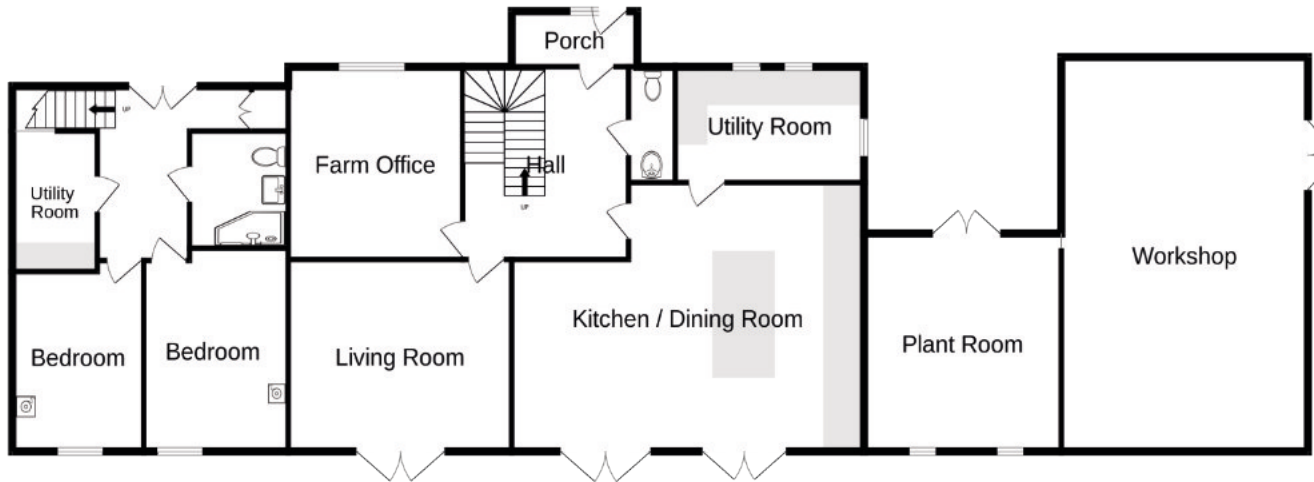
Double Bedroom
3.70m x 3.70m

Double Bedroom
3.20m x 4.10m

Bathroom
2.80m x 2.20m



Ground Floor



First Floor



Farm Annexe

Ground Floor

Entrance Hall
2.50m x 3.30m

Double Bedroom
3.70m x 3.20m

Double Bedroom
3.00m x 3.70m

Bathroom
2.30m x 1.80m

Utility Room/Plant Room
1.90m x 2.30m

First Floor

Kitchen/Living Area
6.40m x 7.50m

Services:

The farmhouse and annexe benefit from mains water and electricity with Electric Air Source central heating system. The property has been built to the highest standards and is incredibly energy efficient. Richmond Plains Farm has a three-phase electricity supply. The farmhouse benefits from an array of 42 solar panels serving the Farmhouse and Annexe with 20 kVA battery electricity storage. Currently, there is no electricity supply to the farm buildings, however the Landlord will install lights and an electricity supply. Anything additional required will be the responsibility of the Tenant subject to obtaining Landlord consent. The tenant will be responsible for arranging the transfer of electricity contract.

The property has a mains water supply. The tenant will be responsible for arranging the transfer of the water contract. An agreement will be reached over sub-metering of retained land with the tenant.

The Farmhouse and Annexe benefits from an Electric Air Source heat pump with underfloor heating to the farmhouse ground floor and radiators in the bedrooms. The same heating source is in the Annexe. Foul drainage for both properties is to a shared recently installed treatment plant.

Energy Performance Certificate:

Farmhouse: A

Score	Energy rating	Current	Potential
92+	A	119 A	119 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The property is serviced by Starlink Broadband. The tenant will be responsible for arranging the transfer of the contract.

Council Tax:

Band TBC – Westmoorland and Furness Council

Outside

There is a large yard area with ample parking to the front of the house. There is a large garden/orchard area to the rear. The landscaping of this area has not yet been finalised and the Landlord will agree with the tenant the preferred layout for the extent and nature of the property gardens. The Landlord will install fences and hedges as agreed. The Tenant will be responsible for the upkeep of the yard, gardens and surrounding areas. The yard area immediately in front of the farmhouse and Annexe is to be separated from the farmyard and farm buildings and is not to be used for farm vehicles or livestock. Access to the farmyard to be via one of the two access points off the side lane.

Energy Performance Certificate:

Farm Annexe: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Farm Buildings

There is a mixture of useful buildings upon the steading. The buildings are as follows:

Cattle Shed

15m x 25m

Loose housing and central feed passage.

Cattle Shed

10m x 20m

Loose housing with cantilever.

Hay Barn

15m x 15m

Open fronted.

Old Dairy

Bull Pen

Hard Standing Area

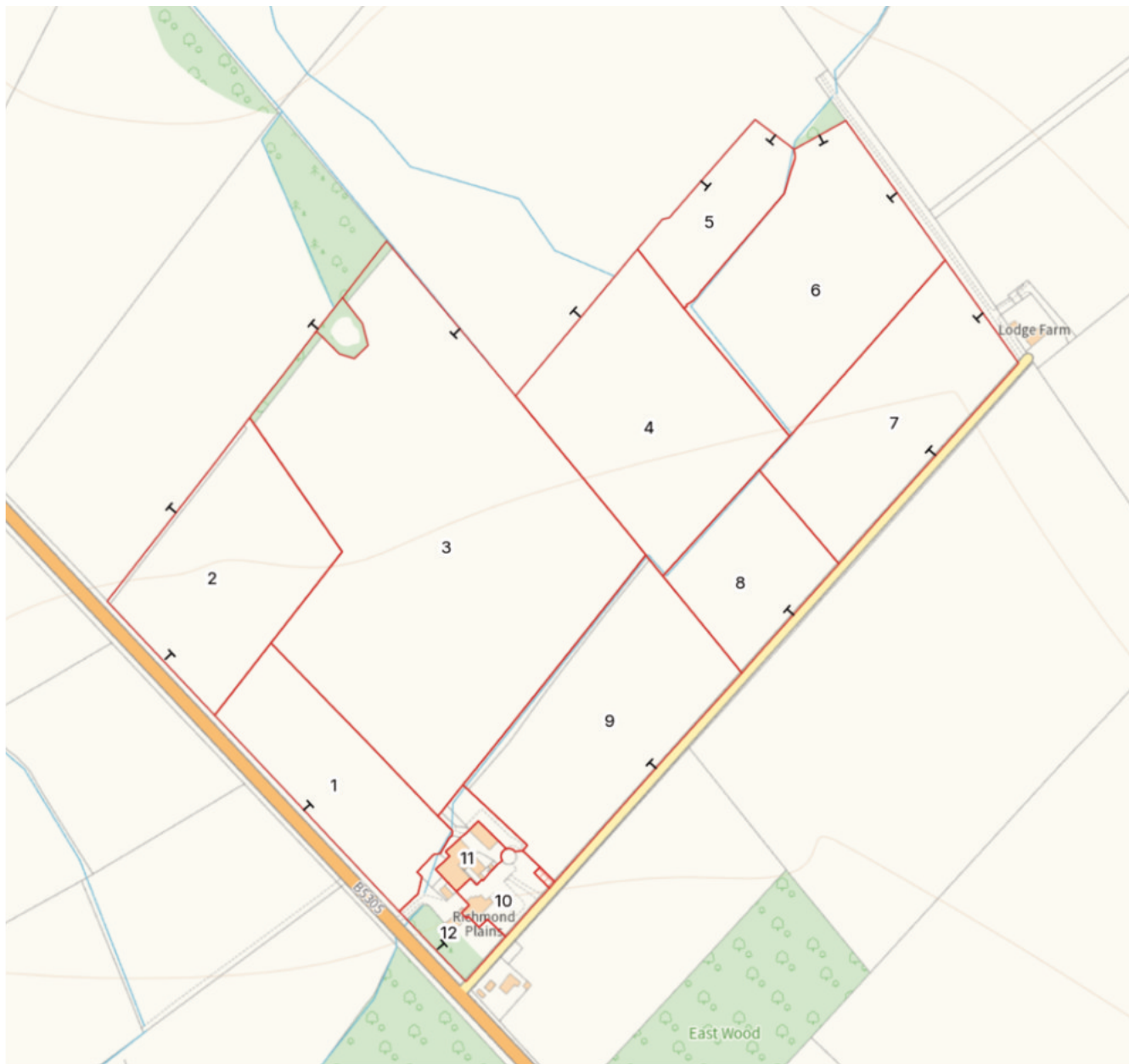
Workshop attached to Farmhouse

There are also large yard areas providing hard standing for agricultural storage and a garage for domestic use.





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Agricultural Land

The Land extends to approximately 56.61 acres (22.92 hectares) within one block north of the steading.

The land is grazing ground with some suitable for mowing. The land is well serviced by mains and natural water supplies.

The land is classified as Defra Grade 3 and Grade 4. There is a public highway to the south-eastern boundary, leading onto a hard track lonning to the north, providing good access to these fields.

The fences and boundaries on the holding have been recently renewed with many new hedges plants and new fences erected.

A number of streams intersect the holding. The fields have been soil sampled in 2025, the results of which can be shared with prospective tenants upon request.



Schedule of Fields

Parcel	Field Name	Field Number	Hectares	Acres
1	Road Field	NY3740 6433	1.54	3.81
2	Captain Field	NY3740 5449	2.14	5.29
3	Pond Field	NY3740 7347	7.35	18.15
4	Middle Field	NY3740 8862	2.77	6.85
5	Lodge Lane Field (Part)	NY3740 9377	0.81	2.01
6	Lodge Lane Field (Part)	NY3840 0174	2.55	6.30
7	Lodge Field	NY3840 0762	2.11	5.21
8	Lane Field 2	NY3740 9649	1.12	2.76
9	Lane Field 1	NY3740 8437	2.52	6.23
10	Steading	NY3740 7623	0.28	0.69
11	Steading	NY3740 7425	0.16	0.40
12	Steading	NY3740 7124	0.50	1.24
TOTAL			23.86	58.95



Environmental Schemes

The land is currently entered into a Countryside Stewardship Mid Tier agreement until December 2028. A condition of the letting is that this agreement is complied with. A summary of options is included below. The revenue income from the scheme will be appropriately apportioned to the incoming tenant. The landlord still has capital works to undertake which the Landlord expects the tenant to enable the Landlord to complete until 31st December 2027. Future environmental schemes must receive prior written consent from the Landlords, which shall not be unreasonably withheld.

Parcel	Field Name	Field Number	CS Option
1	Road Field	NY3740 6433	BE3
3	Pond Field	NY3740 7347	GS2
4	Middle Field	NY3740 8862	GS2
5	Lodge Lane Field (Part)	NY3740 9377	GS2
6	Lodge Lane Field (Part)	NY3840 0174	GS2
7	Lodge Field	NY3840 0762	BE3
8	Lane Field 2	NY3740 9649	BE3
9	Lane Field 1	NY3740 8437	BE3

BE3 – Management of Hedgerows

GS2 – Permanent Grassland with very low inputs



Tenancy

Available on a Farm Business Tenancy from 1st October 2026 for an initial term of 5 years.

Ingoing Valuation

There will be no ingoing valuations.

Occupation

Occupation of Richmond Plains Farm will be provided on the date the tenancy commences. Early entry to the land will be permitted by agreement for the cropping of hay etc.

Repairs

The tenancy agreement will be a full repairing and insuring tenancy. A draft copy of the tenancy agreement will be available for prospective tenants to view via email. The landlord will arrange the insurance for the house and buildings which will be recharged to the tenant. Further details of this will be available upon request. A photographic record of condition will be taken at the commencement of the Tenancy to record the condition of the holding and it is expected that the holding will be handed back in no worse condition than it was prior to this record of condition.

Alterations and Improvements

The Tenancy will require that the Landlord's written consent is obtained before any physical alteration or improvement can be made to the property. All tenders should make it clear on their tender if they are proposing any such works during the term of the tenancy.

Rent

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

VAT

The property has been elected to charge VAT, therefore the element of rent attributed to the land and buildings at Richmond Plains will attract VAT at a rate currently of 20%. An apportionment of the house, land, and buildings will be agreed with the ingoing tenant.

Wayleaves, Easements and Rights of Way

The holding is let subject to all existing wayleaves, easements and rights of way. The letting excludes the red hatch area on the enclosed plan.

Uses

The use of the holding is restricted to agricultural use only unless other uses have been agreed in writing by the Landlord or Landlords agent. The annexe is to be used by the tenant, including lived in by the tenant or family member, or used for Holiday let purposes. The property is not to be sublet on a residential tenancy agreement.

Boundaries

The boundaries on the enclosed plan are for identification purposes only. Boundary responsibilities are with the Tenant unless otherwise stated. Should any dispute arise, neither the Landlord, nor the Agent are to be held responsible for any loss arising.

Good Husbandry

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

Landlord Rights

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



Application Details

Tender

Applicants submitting a tender for Richmond Plains should ensure they have inspected the property prior to doing so.

All tenders are to be submitted to Craig Brough or Joanne Ridley, Land Agency Department at Hopes Auction, Syke Road, Wigton, CA7 9NS, marked "Richmond Plains Farm Tender – Private and Confidential".

Conditions of Tender

- All tenders must be submitted on the attached form.
- The Landlord does not bind themselves to accept the highest or indeed any Tender.
- The decision of the Landlord is final and binding.
- A detailed explanation of the proposed farming system should be provided with the Tender.
- At least three years cash flow and financial accounts to be provided.

Term

The property is to be let on a Farm Business Tenancy for the initial term of 5 years. The Landlord offers a very proactive approach and is keen to work with the tenant to achieve mutually beneficial aims and objectives for the ongoing development of Richmond Plains Farm and the tenant's business plan. The landlord looks to establish a long-term working relationship with the client following the initial term.

Viewing

Prospective Tenants are able to view the property on viewing days only. The farm can be viewed on two specific viewing days. These are to be:

Wednesday 1st July 2026 (10am - 3pm)

Monday 6th July 2026 (10am - 3pm)

Interviews

Interviews will take place for shortlisted applicants only on Wednesday 12th August 2026.

Outgoings

The Tenant will be responsible for all outgoing, including Council Tax.

The Tenancy Agreement

The successful applicant will be required to sign a Farm Business Tenancy Agreement under the Agricultural Tenancies Act 1995. A copy of the draft Tenancy Agreement is available from the letting agents. The principal terms of the Tenancy are as follows:

- Term: Initial term of 5 years commencing on 1st October 2026.
- Rent: Payable monthly in advance.
- Rent Reviews: at year three and every three years thereon.
- Residency: the Tenant must reside in the Farmhouse.
- Repairs: the Tenant is responsible for all repairs. Further details can be found in the tenancy agreement.
- Insurance: the Landlord will insure the farmhouse and buildings against standard insurance perils. The cost of this insurance will be recharged back to the successful tenant. Further details available upon request.

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.

Business Condition

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

References and Credit Checks

All applicants will be required to submit contact details for three references, one of which must be the Applicants Bank. Contact with references will only be made in respect of shortlisted applicants. Applicants are deemed to agree, by submitting an order to references being taken without further notice, unless stated otherwise.

Anti Money Laundering (AML) regulations

Please note that in connection with the Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on Payer)) Regulations 2017, we are legally required to carry out money laundering checks against Tenants. To enable us to complete these checks, Tenants will need to provide along with their offer, proof of primary (e.g., passport) and secondary (e.g., Current council tax or utility bill) identify documents. Failure to provide this information may result in an offer not being considered.

Further information

Further information can be obtained from Craig Brough or Joanne Ridley, Hopes Auction Company, Syke Road, Wigton, Cumbria, CA7 9NS. Tel: 016973 44901. Email: landagent@hopesauction.co.uk

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 purchasers 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. The Vendor Reserves the right to sell the property without notice.

Particulars prepared June 2026

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HOPE'S
AUCTIONEERS & LAND AGENTS

Hope's Auction Co. Ltd.

Syke Road
Wigton
Cumbria
CA7 9NS

T 016973 44901

E landagent@hopesauction.co.uk

www.hopesauction.co.uk

