H&H Land & Estates



LAND AT SOUTHWAITE

CARLISLE CA4 0EW

An exciting opportunity to rent 32.63 acres (13.21 ha) of good quality grazing, mowing and arable land. The land is available as a whole and benefits from roadside access.

THE LAND IS AVAILABLE TO LET ON A FIVE YEAR FARM BUSINESS TENANCY COMMENCING 14TH JULY 2025

TENDERS TO BE SUBMITTED TO H&H LAND & ESTATES LTD, BORDERWAY, ROSEHILL, CARLISLE, CA1 2RS NO LATER THAN 12 NOON ON FRIDAY 4TH JULY 2025.

Location
The land is located approximately 1 mile south west from Low Hesket and 9 miles South from Carlisle.

What3Words:
1: irritated.composers.takeovers
2: financial.sudden.kinds
3: newsprint.cracks.count

Directions
From the roundabout of Junction 43 of the M6 (Golden Fleece Interchange), take the exit south on the A6 . In approximately 4.8 miles as you pass through Low Hesket, take the right turn down Southwaite Road. Following the road for approximately 1 mile, first parcel 3 is on your left, followed by parcel 2 is on your left and parcel 1 is on the right hand side.

Land
32.63 acres (13.21 ha) of good quality agricultural land. The land consists of parcel 1 which is down to arable cropping, Parcel 2 is only suitable for grazing and parcel 3 for grazing or mowing. Some of the land that has been left vacant for some months.

The land benefits from roadside access with access to parcel 3 is along a short narrow access track

Parcel	Acres	Hectares	Use
1	5.49	2.22	Arable
2	16.45	6.66	Pasture
3	10.69	4.33	Pasture
Total	**32.63**	**13.21**	

Boundaries
The boundaries comprise of hedgerows and post and wire fences, which are to be kept in a stockproof condition.

Services
The water is on a trough rate; the invoice will be transferred to the successful tenant.
Parcel 1 does not benefit from a water supply. Parcels 2 and 3 benefit from a mains water supply as well as a natural water supply in Parcel 2.

Environmental Schemes
The land has previously been entered into environmental schemes, but the previous tenant has requested for these to be removed.

Basic Payment Scheme
The de-linked BPS payment will be retained by the current tenant.

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

Nitrate Vulnerable Zone
This land falls within a Nitrate Vulnerable Zone. The successful tenant is required to comply with all relevant controls and obligations under this legislation.

The Tenancy Agreement
The tenancy will be a 5 year Farm Business Tenancy. The rent for the agreement will be payable annually, on the 14th July.

The Tenant will be responsible for insuring his own stock, crop and equipment.

The Tenant 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.

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 may be livestock on the land.

Tender
All submissions should be received at the office of H&H Land & Estates, in sealed envelopes marked Tender for 'Land at Southwaite' by 12.00 noon on Friday 4th July 2025.

Letting Procedures
Once tenders have been received the Landlord will consider all tenders and contact all applicants within a reasonable time frame.

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

Further Information
Interested parties requiring further detail or clarification should contact H&H Land & Estates, Borderway, Rosehill, Carlisle, CA1 2RS, telephone 01228 406260.

Contact
Janet Flintoft – Janet.Flintoft@hhlandestates.co.uk
Alice Fawcett – Alice.Fawcett@hhlandestates.co.uk

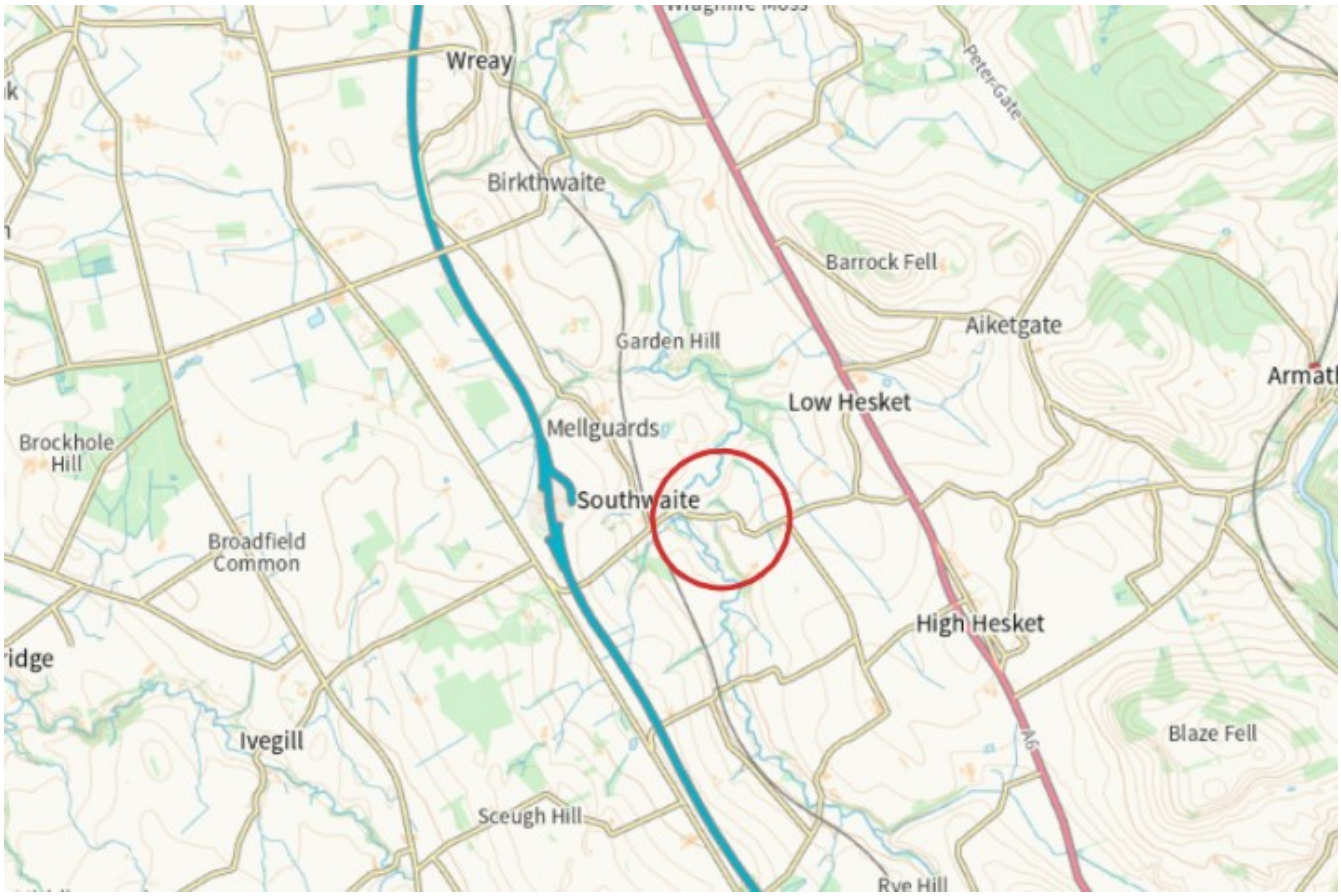
IMPORTANT NOTICE

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

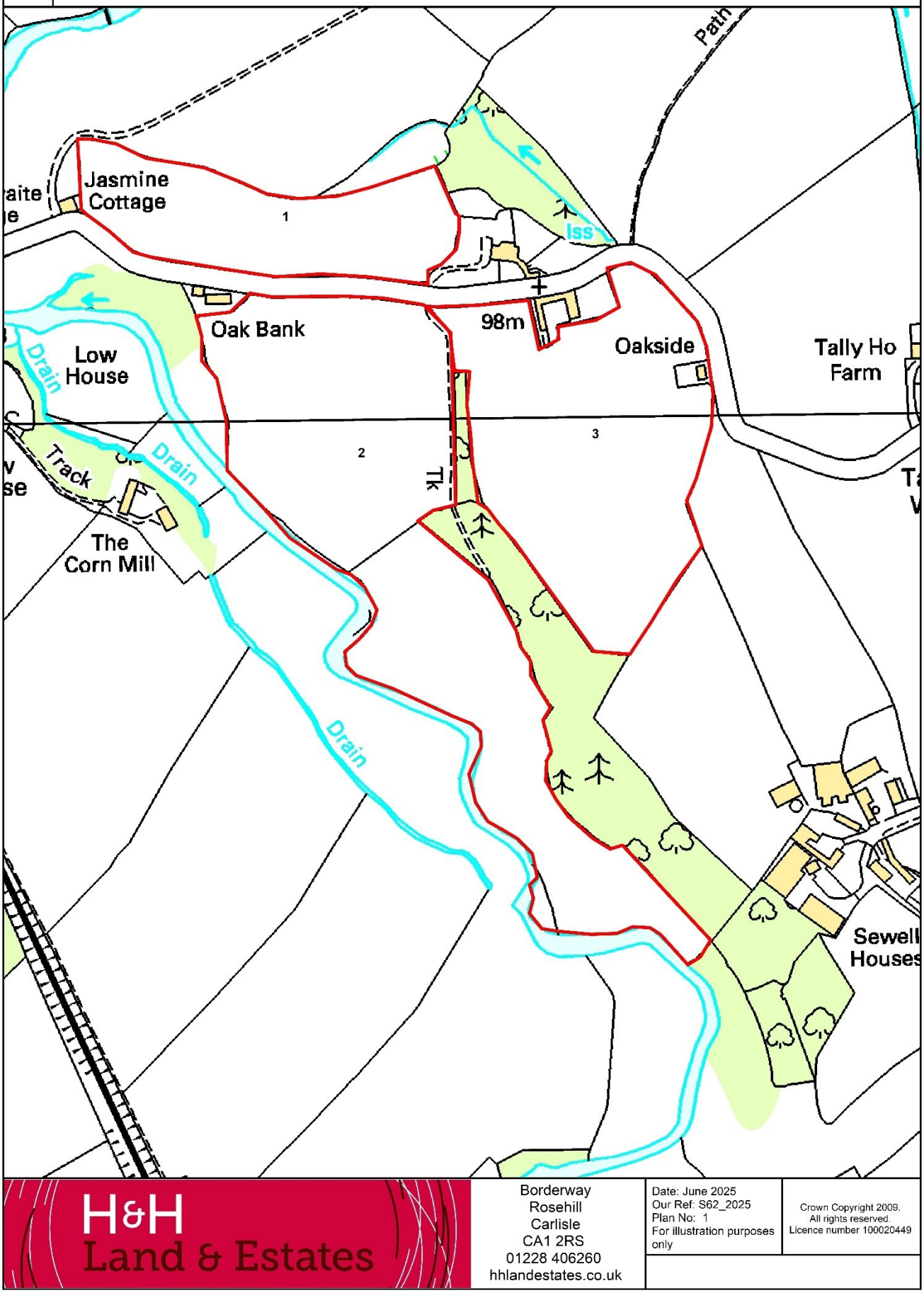
- The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail 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 & ESTATES 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 & ESTATES Ltd. or the Vendors or the Lessors of this property.
- The making of any offer (bid) for this property will be taken as an admission by the intending Lessee that s/he has relied solely upon his/her own personally verified information, inspection and enquiries.
- The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Lessees should make their own enquiries with the Local Planning Authority into such matters.
- The Landlord 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 let.
- The property is let subject to reserve(s).
- H&H LAND & ESTATES Ltd reserve the right to let 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: June 2025



Land to Let - Southwaite



H&H Land & Estates

Borderway
Rosehill
Carlisle
CA1 2RS
01228 406260
hhlandestates.co.uk

Date: June 2025
Our Ref: S62_2025
Plan No: 1
For illustration purposes only

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The Agents have not tested any apparatus, equipment, fixtures or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Advisor. 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.

TENDER FORM
LAND AT SOUTHWAITE

This Tender Form is to be returned to H&H Land & Estates Ltd, Borderway, Rosehill, Carlisle, CA1 2RS, by **12.00 noon** on **4th July 2025,** in a sealed envelope clearly marked "**Tender for Land at Southwaite".**

Tenders received after 12.00 noon on 4th July 2025 will not be considered.

To: Mr Sheffield, c/o H&H Land & Estates Ltd, Borderway, Rosehill, Carlisle CA1 2RS.

I have read the particulars and have inspected Land at Southwaite. I offer to take the property from 14th July 2025 on a 5 year Farm Business Tenancy at the tendered annual rent.

I hereby tender the following annual rent (£/ac) for the agreement:

32.63 acres £ …….

Name of Applicant .....

Present Address .....

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Telephone Number (daytime) ……. .....

(mobile) ……. .....

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

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