

Edwin
Thompson



TO LET

**Land at Highside Farm, Bassenthwaite,
Keswick CA12 4QG**

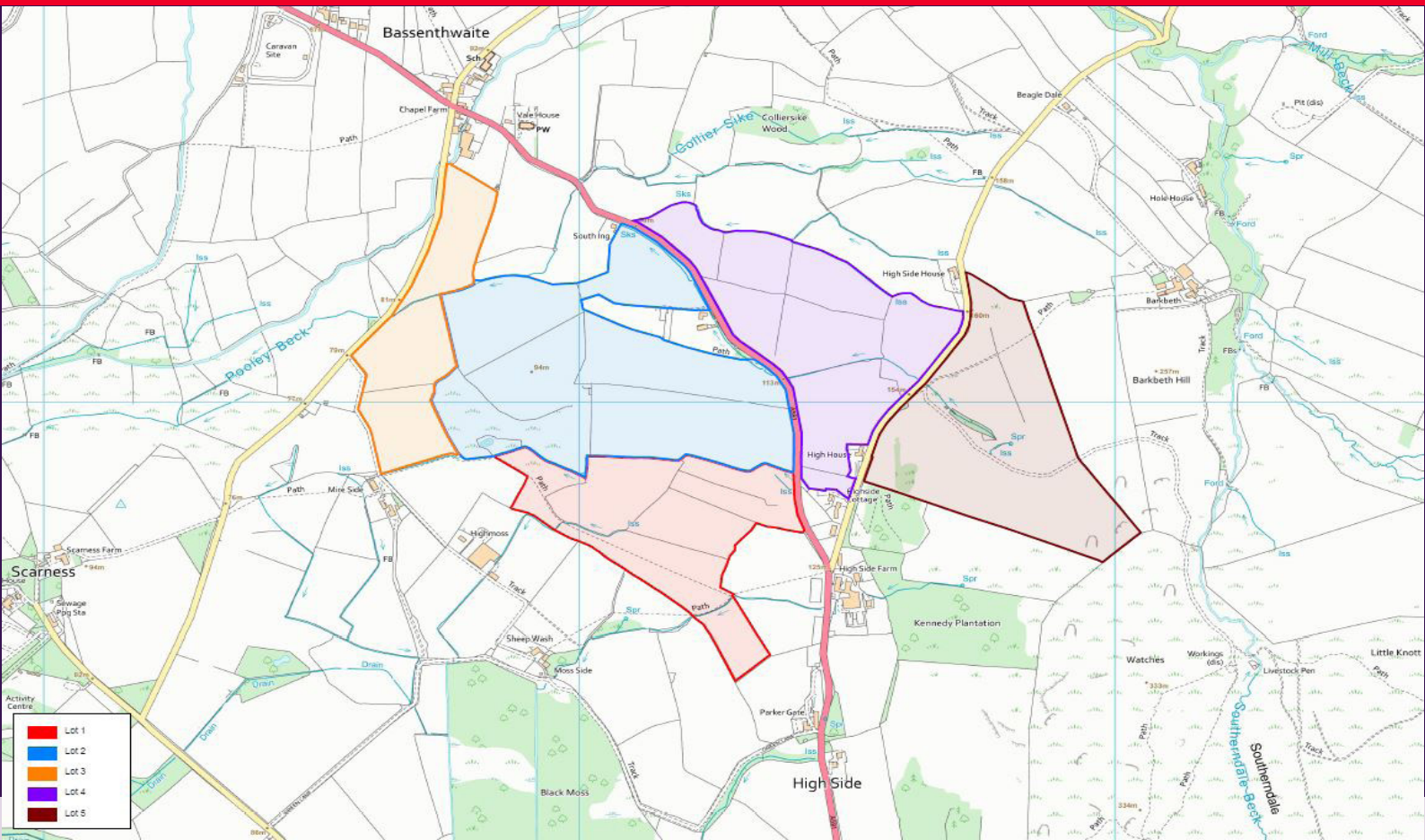
R U R A L | R E S I D E N T I A L | C O M M E R C I A L

Chartered Surveyors

TO LET

Land at Highside Farm
Bassenthwaite
Keswick
CA12 4QG

Edwin
Thompson



Agricultural Land Extending in Total to Approximately 71.09 Hectares (175.67 Acres) to Let in Five Lots.

To Let on a Grazing Licence from 24th April 2023 to 28th December 2023.

Tender Form to be Submitted to Edwin Thompson LLP, 28 St John Street, Keswick, Cumbria, CA12 5AF by 12 Noon Wednesday 5th April 2023 at 12 Noon.

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

THE LAND

The land extends to 71.09 hectares (175.67 acres) of productive grazing and mowing land, split into five separate lots.

The split in Lots are as follows:

- Lot 1 – Extending to approximately 12.12 Hectares (29.95 Acres)
- Lot 2 – Extending to approximately 21.74 Hectares (53.72 Acres)
- Lot 3 – Extending to approximately 7.75 Hectares (19.15 Acres)
- Lot 4 – Extending to approximately 14.76 Hectares (36.47 Acres)
- Lot 5 – Extending to approximately 14.54 Hectares (36.38 Acres)

TERM

Grazing Licence from 24th April 2023 – 28th December 2023.

APPLICATION DETAILS

Tender offers are to be submitted to Edwin Thompson LLP no later than 12 Noon on Wednesday 5th April 2023 at 12 Noon.

Tenders can be submitted via email to Matthew Bell, m.bell@edwin-thompson.co.uk

BASIC FARM PAYMENT

There are no Basic Farm Payment Entitlements included in the letting.

COUNTRYSIDE STEWARDSHIP

The land is not entered into any Stewardship Schemes.

CONDITIONS OF TENDER

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

VIEWING

Viewing is only permitted after arranging an appointment with Edwin Thompson. Anyone viewing is respectfully asked to ensure that any gates are securely closed on entering and exiting the property.

FURTHER INFORMATION

The specific lots benefit from a mixture of mains and natural water supplies. The sheep handling pens at Highside Farm will be made available to the successful graziers, on the basis they are washed out after each use and any damage is made good.

Further information can be obtained from Matthew Bell or Megan Proctor Edwin Thompson LLP, 28 St John Street, Keswick, Cumbria, CA12 5AF.

Matthew Bell – 07867000235
Megan Proctor – 017687 72988



the mark of
property
professionalism
worldwide

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Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207).
Registered office: 28 St John's Street, Keswick, Cumbria CA12 5AF.

Edwin Thompson

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

Highside Farm Bassenthwaite, Keswick

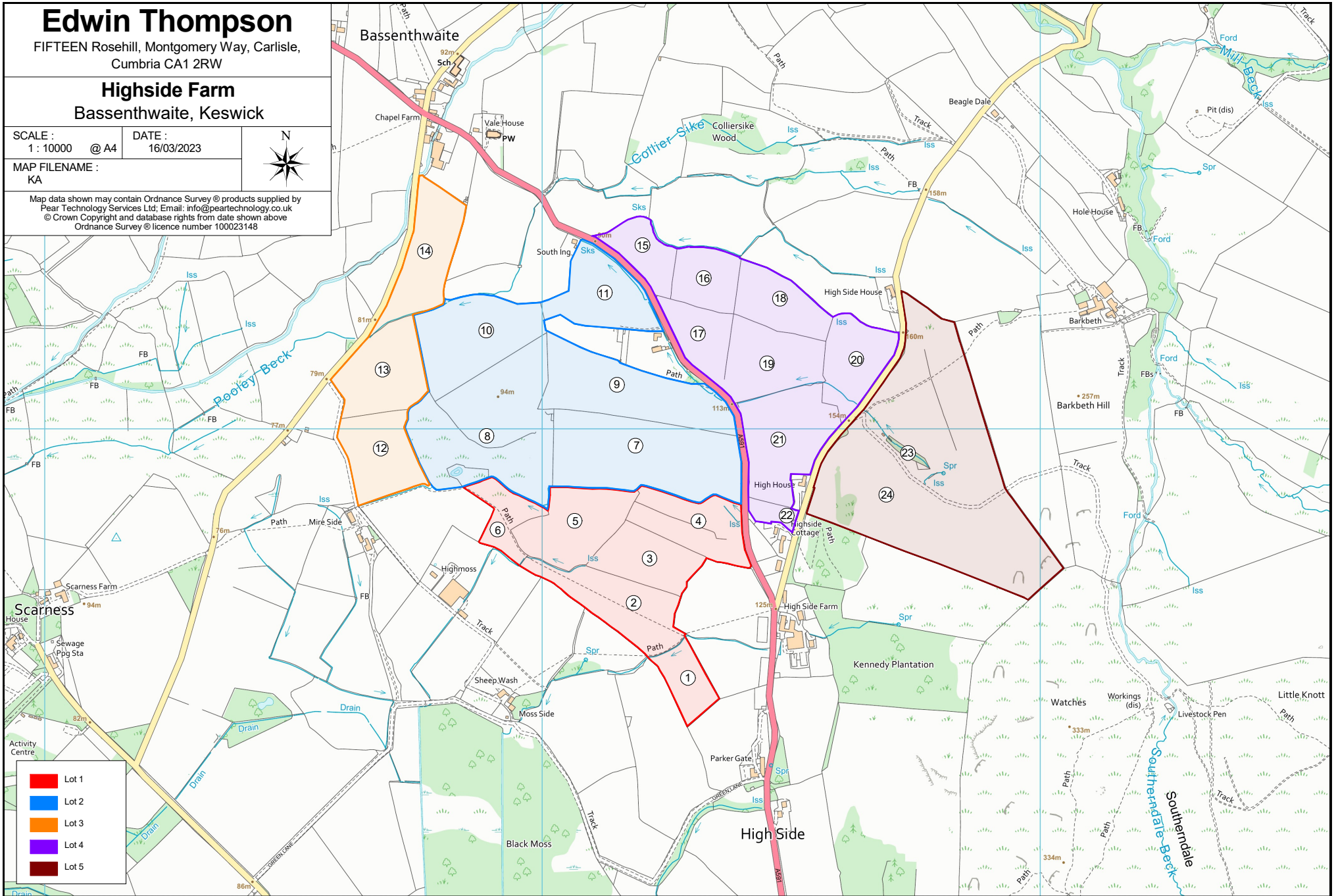
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- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5

Schedule of Areas					
Highside Farm, Bassenthwaite					
Lot	Number	OS Grid Reference	Field Number	Hectares	Acres
1	1	NY2330	2949	1.19	2.94
	2	NY2330	1764	2.75	6.80
	3	NY2330	2173	1.97	4.87
	4	NY2330	3283	2.38	5.88
	5	NY2330	479	2.63	6.50
	6	NY2230	9281	1.20	2.97
			TOTAL	12.12	29.95
2	7	NY2330	2194	5.45	13.47
	8	NY2231	9101	6.23	15.39
	9	NY2331	1509	4.06	10.03
	10	NY2231	8516	3.48	8.60
	11	NY2331	1229	2.52	6.23
			TOTAL	21.74	53.72
3	12	NY2230	6794	2.32	5.73
	13	NY2231	6712	2.69	6.65
	14	NY2231	7734	2.74	6.77
			TOTAL	7.75	19.15
4	15	NY2331	2134	1.34	3.31
	16	NY2331	3229	1.54	3.81
	17	NY2331	3217	1.57	3.88
	18	NY2331	4625	1.89	4.67
	19	NY2331	4614	2.48	6.13
	20	NY2331	6211	2.18	5.39
	21	NY2330	4895	3.57	8.82
	22	NY2330	4881	0.19	0.47
			TOTAL	14.76	36.47
5	23	NY2330	7395	0.14	0.35
	24	NY2330	6984	14.40	36.03
			TOTAL	14.54	35.93
			OVERALL TOTAL	70.91	175.22



Tender Form

Land at Highside Farm, Bassenthwaite, Keswick, CA14 4QG

Closing Date: Wednesday 5th April 2023 at 12 Noon.

This Tender form is to be returned to Megan Proctor / Matthew Bell , Edwin Thompson LLP, 28 St John Street, Keswick, Cumbria, CA12 5AF or via email – m.bell@edwin-thompson.co.uk

To:, Edwin Thompson LLP, 28 St John Street, Keswick, Cumbria, CA12 5AF

I hereby tender the following for the Land at Highside Farm, Bassenthwaite, Keswick, CA14 4QG to let on a Grazing Licence.

Lot 1 - Extending to approximately 12.12 Hectares (29.95 Acres)

£...../acre
(Excluding VAT)

Lot 2 - Extending to approximately 21.74 Hectares (53.72 Acres)

£...../acre
(Excluding VAT)

Lot 3 - Extending to approximately 7.75 Hectares (19.15 Acres)

£...../acre
(Excluding VAT)

Lot 4 - Extending to approximately 14.76 Hectares (36.47 Acres)

£...../acre
(Excluding VAT)

Lot 5 - Extending to approximately 14.54 Hectares (36.38 Acres)

£...../acre
(Excluding VAT)



Full Name:

Address:

.....

.....

Telephone
Number:

Date:

Signature: