

Letting Particulars of:
 Land at

Wood House Farm
Hesket Newmarket
 Wigton, Cumbria CA7 8HR

LETTING PARTICULARS
Land at Wood House Farm
Hesket Newmarket, Wigton, Cumbria CA7 8HR

**GOOD QUALITY GRAZING LAND
EXTENDING TO APPROXIMATELY
55.01 ACRES (22.26 HA) OR THEREABOUTS**

**TO BE LET ON AN ANNUAL GRAZING LICENCE
IN TWO LOTS OR AS A WHOLE**

**The land is available to Let on an annual
Grazing Agreement**

**From 1st April 2026 to 31st October 2026
For sheep only.**

**Lot 1 – 21.72 acres (8.79 hectares)
Lot 2 – 33.29 acres (13.47 hectares)**

Tenders to be submitted to:

**Ian Ritchie Land Agents Ltd
Shannondale, Newbiggin, Penrith, Cumbria CA11 0HT**

**WRITTEN OFFERS ARE TO BE RECEIVED NO
LATER THAN:
12 Noon, Monday 23rd March 2026**

The What3Words location of the access to the land is [topmost.awoken.debut](https://www.what3words.com/?q=topmost.awoken.debut)

Introduction / Location

The land is located approximately half a mile north-west of Millhouse and 1 mile south-east of Heskett Newmarket.

Directions

The What3Words location of the access to the land is [///topmost.awoken.debut](https://www.what3words.com/#!/topmost.awoken.debut). The postcode if using Satnav is CA7 8HR, but please be advised that some Satnavs do not link to the correct location.

Viewing

Prospective takers of the land may view on foot only after notifying the agents by either phone or email. Contact details are:

Ian: 07885 813 686

Office: 07719 470 597

Email: ian@ianritchielandagents.co.uk

Viewing must only take place during reasonable daylight hours on foot only whilst in possession of a copy of these Letting Particulars.

Terms

The land is to be Let in two Lots or as a Whole from the 1st April 2026 to 31st October 2026.

Payment

The annual grazing fee is to be paid in one lump sum direct to the owner, trading as PM & D J Hope on 1st October 2026. Payment must be made in full to the owner and not to the agent.

Tender

All Tenders for the property should be received at the office of Ian Ritchie Land Agents in sealed envelopes marked 'Tender for Land at Wood House Farm' **by 12 noon on Monday 23rd March 2026**. The Tender form to be used is attached to these particulars.

The Land

The land is Let from the 1st April 2026 to 31st October 2026 for sheep only.

Lot 1 – 21.72 acres (8.79 hectares)

Lot 2 – 33.29 acres (13.47) hectares)
Lot 2 may be subdivided if required.

The land is watered by runner.

All of the land has been top dressed with 1 cwt per acre of 0-22-12 fertiliser. The land is currently in an Environmental Land Management Scheme under a Low Input option and therefore no additional fertiliser can be applied.

Grazier to establish either a Temporary Holding Number or Temporary Land Association link with the Animal & Plant Health Authority.

Grazier to shepherd own stock.

Once Let, access to ground can only be taken on foot or quad bike. No 4 x 4 vehicles etc are to be used.

Any dead livestock is to be removed from the land by the grazier with immediate effect.

Loading Pens

Both Lots will have access to loading pens situated at the farmyard.

What3Words location of loading pens is:
[///topmost.awoken.debut](https://www.what3words.com/#!/topmost.awoken.debut)

Loading pens are suitable for holding of sheep but Grazier's may need to use these in conjunction with their own mobile sheep pens.

The loading pens cannot be used for the clipping of sheep or dagging, but the owner will allow clipping of sheep in the fields.

Land	Land	Ha	Ac
Lot 1	Lot 1		
1	NY3537-7274	8.79	21.72
Lot 2	Lot 2		
2	NY3537 4398	2.27	5.61
3	NY3538 2001	4.41	10.90
4	NY3537 0882	3.37	8.33
5	NY3437 9593	3.42	8.45
TOTAL		13.47	33.29
GRAND TOTAL		22.26	55.01

Agents Contact Details



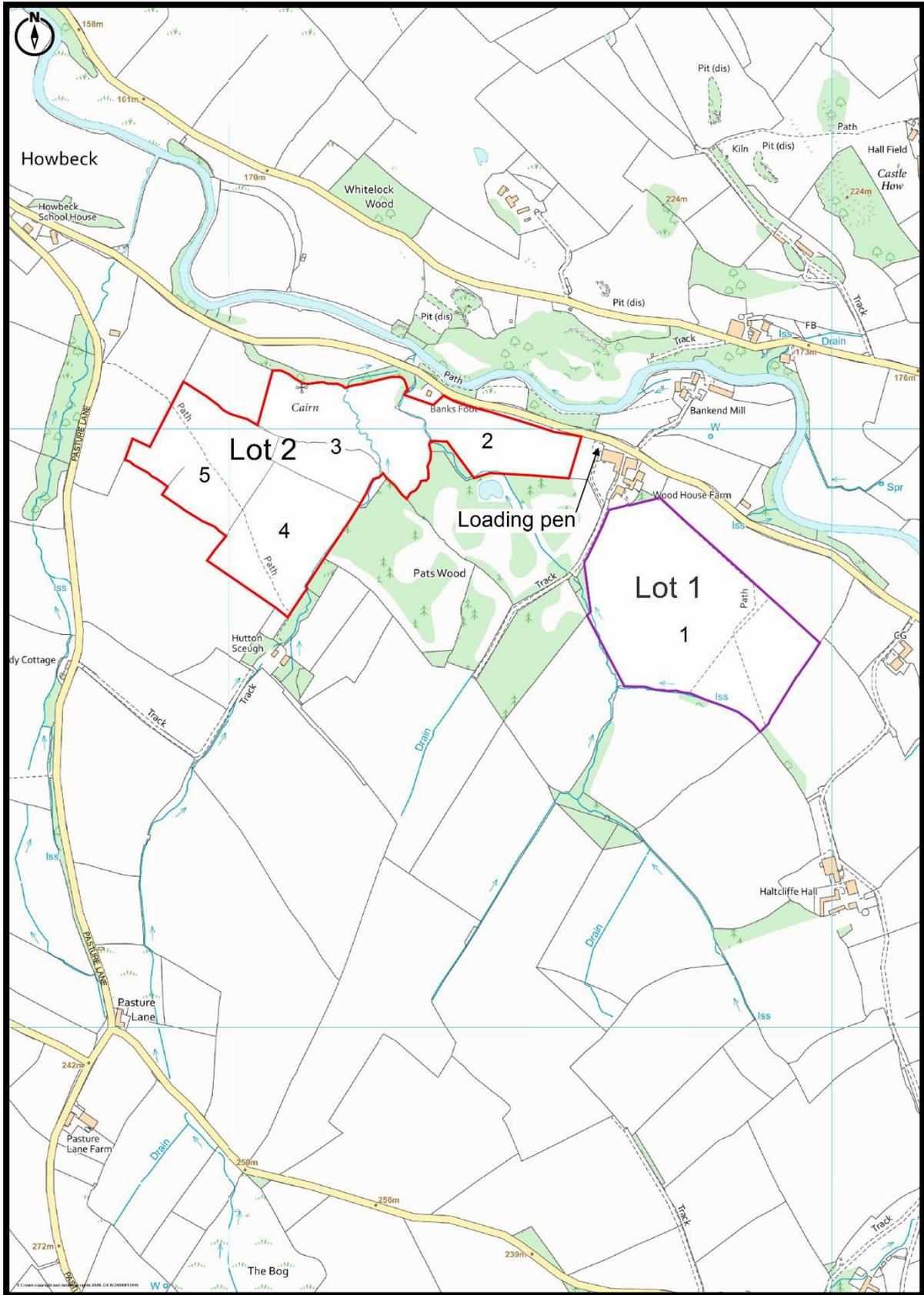
Ian Ritchie Land Agents Ltd
 Shannondale
 Newbiggin
 Penrith
 Cumbria
 CA11 0HT
 Tel: 07885 813 686 Office: 07719 470 597
 Email: ian@ianritchieandagents.co.uk

Letting Particulars prepared: March 2026

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 a contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatsoever 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. Prospective graziers 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 Landowner reserves the right to Let the property without notice.

Grass Let Plan



Mobile: 07885 813 686

Office: 07719 470 597

Office Email: office@ianritchielandagents.co.uk

VAT Reg: 322 6100 55

To Let - Tender Form Land at Wood House Farm, Hesket Newmarket

- To Let from 1st April 2026 to 31st October 2026.
- For sheep only.
- No additional fertiliser to be applied.
- To be accessed on foot or quad bike only.
- Watered by runner.
- Grazier to shepherd own stock.
- Loading pens available
- I have read and understand the Letting Particulars and agree with the rules and heads of terms.

Offer for Lot 1 – 21.72 acres (8.79 ha) £.....
Offer for Lot 2 – 33.29 acres (13.47 ha) £.....
Offer for the Whole – 55.01 acres (22.26 ha) £.....

Name:

Business Name:

Address:

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**ALL TENDERS TO BE RECEIVED BY 12 NOON, MONDAY 23RD MARCH
2026**

To Ian Ritchie Land Agents Ltd, Shannondale, Newbiggin, Penrith CA11 0HT

