

## Letting Particulars of:

Land and Farm Buildings at

# Paddigill

# Caldbeck, Wigtown

## Cumbria CA7 8EG

# LETTING PARTICULARS

## Land and Buildings at Paddigill

Caldbeck, Wigton, Cumbria CA7 8EG

A BLOCK OF PRODUCTIVE GRAZING AND MOWING LAND WITH FARM BUILDINGS EXTENDING TO APPROXIMATELY 102.36 ACRES (41.43 HA) OR THEREABOUTS TO BE LET AS A WHOLE

Caldbeck 3 miles – Wigton 7 miles – Carlisle 12 miles  
(all distances are approximate)

The land is available to Let on a 5-year Farm Business Tenancy commencing 1<sup>st</sup> May 2026.

Tenders to be submitted to:

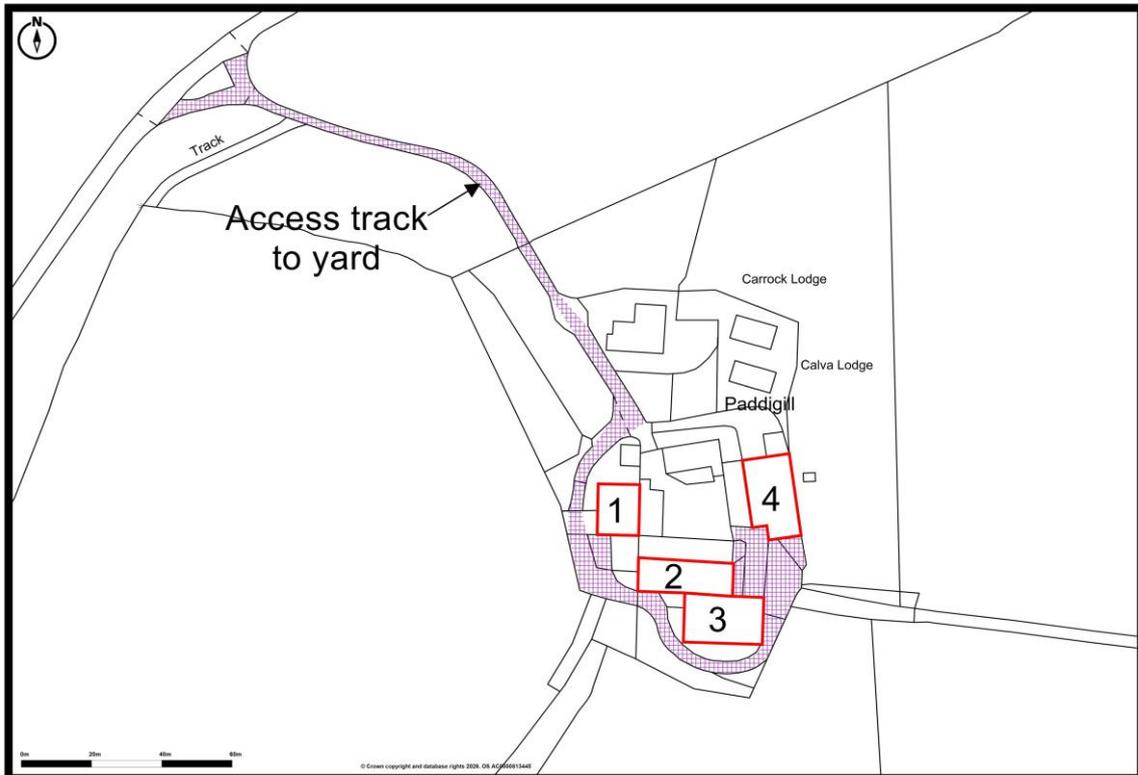
Ian Ritchie Land Agents Ltd  
Shannondale, Newbiggin, Penrith, Cumbria CA11 0HT

CLOSING DATE: 12 Noon, Thursday 2<sup>nd</sup> April 2026

GUIDE PRICE: ANNUAL RENT £20,000

The What3Words location of the access land to the land is [///meals.swept.defenders](https://www.what3words.com/#!/meals.swept.defenders)

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within



### Introduction / Location

The land is located approximately 3 miles from Caldbeck as shown on the attached Farm Business Tenancy plan. The What3Words location of the main access to the property is [///meals.swept.defenders](#)

### Directions

The What3Words location of the access to the land is [///meals.swept.defenders](#)  
The postcode if using Satnav is CA7 8EG, but please be advised that some Satnav's do not link to the correct location.

### Viewing

The land and buildings will be available to view between 10am and 3pm on Friday 13<sup>th</sup> March 2026 and Thursday 19<sup>th</sup> March 2026. A formal appointment is not required but all those attending the viewing days will need to provide their full names, addresses and contact details.

### Tender

All Tenders for the property should be received at the office of Ian Ritchie Land Agents in sealed envelopes marked 'Tender for Land and Buildings at Paddigill' **by 12 noon on Thursday 2<sup>nd</sup> April 2026**. The Tender pack to be used is to be requested by prospective tenants from the agents at a charge of £15 plus VAT per Tender Pack. Only Tenders received using the official Tender Pack will be considered. Any Tenders submitted not using the Pack will be automatically rejected.

### The Land

The land in total extends to approximately 102.36 acres (41.43 ha) or thereabouts of good quality agricultural land all sown down to permanent pasture sitting at stound 300m above sea-level within the Lake District National Park. The land is a mixture of both grazing and mowing land. Also included within the tenancy agreement are 4 sheds located within the farmyard at Paddigill comprising of the following:

- 1) Three-Bay Sheep Shed** – 45ft x 40ft of steel portal framed construction under fibre cement roof. Concrete floor. Concrete panel walls. Box profile cladding. Galvanised steel race and pens within this building are included in the tenancy.
- 2) Silage Pit** – Available from 1<sup>st</sup> June 2026. Six-Bay steel portal framed building with shuttered concrete walls. 90ft x 30ft. 22ft to the eaves. Box profile cladding. Asphalt flooring. Effluent tank.
- 3) Cubicle Shed** – Available from 1<sup>st</sup> June 2026. Five-Bay steel portal framed construction for 56 which can be split into 2 groups of 32 and 24 respectively. The building is fully slatted with the cubicles having rubber mats. Fibre cement roof. Open ridge. Vent-air box profile cladding. Shuttered and concrete block walls. Approximate slurry storage of 140,000 gallon.
- 4) Beef Shed** – Available from 1<sup>st</sup> June 2026. Steel portal framed construction approximately 70ft x 42ft wide. Concrete panel walls. Concrete floor. Tubular steel feed barrier. The building is split into 4 pens together with an adjoining general storage area.

| Land         | Ha           | Ac            |
|--------------|--------------|---------------|
| 5376         | 0.03         | 0.07          |
| 5388         | 5.99         | 14.80         |
| 5499         | 1.62         | 4.00          |
| 6979         | 0.10         | 0.25          |
| 7487         | 1.73         | 4.27          |
| 7572         | 0.02         | 0.05          |
| 7888         | 0.04         | 0.10          |
| 7890         | 0.04         | 0.10          |
| 8287         | 0.04         | 0.10          |
| 8576         | 2.50         | 6.18          |
| 9081         | 0.04         | 0.10          |
| 9092         | 5.45         | 13.47         |
| 0417         | 3.24         | 8.01          |
| 0607         | 0.60         | 1.48          |
| 1226         | 0.15         | 0.37          |
| 1406         | 2.65         | 6.55          |
| 1517         | 0.04         | 0.10          |
| 1520pt       | 0.10         | 0.25          |
| 2019         | 0.01         | 0.02          |
| 2126         | 0.52         | 1.28          |
| 2927         | 2.65         | 6.55          |
| 3006         | 3.68         | 9.09          |
| 4128         | 1.90         | 4.69          |
| 5209         | 3.86         | 9.54          |
| 5742         | 1.81         | 4.47          |
| 7207         | 2.62         | 6.47          |
| <b>TOTAL</b> | <b>41.43</b> | <b>102.36</b> |

### Boundaries

The majority of boundaries consist of either drystone walls or post and wire fence.

### Services

Water troughs are fed from a Spring Supply.

### Environmental Scheme

The land is currently entered into an Environmental Scheme which the Tenant will be able to take over for its duration (approximately 2 years remaining). Full details will be supplied on request.

### Rights of Way and Wayleaves

The land will be Let subject to all existing Wayleaves, Rights of Ways and Easements. The Landlord or his Agents reserves the right to walk on the land for inspection.

Please note fields 3006, 4128 and 5742 have a footpath running through them.

### Tenancy Agreement

The tenancy will be a 5-year Farm Business Tenancy. The start date is to be 1<sup>st</sup> May for the land and building 1, with buildings 2, 3 and 4 being added from 1<sup>st</sup> June 2026. The rent is to be paid monthly in arrears by standing order.

The tenancy will be offered with a break clause at year 3 with a rent review at year 3 also.

There are to be no ingoing claims and there is no hefted flock.

The Landlord has confirmed that he is willing to provide assistance with feeding cattle etc during the winter months and for daily shepherding of livestock on the property subject to being paid for providing this service. Payment to be agreed by separate negotiation.

The Landlord has stipulated that he only wishes for clamped silage to be made on the property rather than round bales, that there are to be no ring feeders used in the fields, the sheds are to be pressure washed out each year in the Spring and that no cattle are to be kept in field number 2126.

The Landlord has confirmed that he will permit the Tenant to house cattle in the building during the winter months belonging to other individuals, but the Tenant will not be allowed to assign or underlet the land to any third parties. Wintering sheep belonging to third parties will not be allowed.

The Tenant is to repair any damage caused during the duration of the tenancy, but the Landlord will undertake any age-related renewals of fences etc.

The Tenant will be expected to keep the yard and buildings tidy during the duration of the tenancy.

The Landlord will insure the buildings for fire and storm but the Tenant is to insure their own livestock, machinery and crop and will also be responsible for obtaining Public Liability Insurance.

### 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 official Tender Form which can be obtained from the Agent at a cost of £15 plus VAT.
- 2) The Landlords and their Agents, Ian Ritchie Land Agents Ltd do not bind themselves to accept the highest or any tender submitted.
- 3) The decision of the Landlords will be final and binding.
- 4) Only Tenders using the official Tender Form will be considered.
- 5) These particulars are produced in good faith and are set out as a guide only and do not constitute any part of a contract.
- 6) The Landlord reserves the right to Let the property without notice.

### Agents Contact Details



Ian Ritchie Land Agents Ltd  
Shannondale  
Newbiggin  
Penrith  
Cumbria  
CA11 0HT  
Tel: 07885 813 686    Office: 07719 470 597  
Email: [ian@ianritchielandagents.co.uk](mailto:ian@ianritchielandagents.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 an offer or 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 tenants 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 Landlord reserves the right to Let the property without notice.

# Letting Plan

