



**BRUCE MURRAY**  
LAND AGENCY

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## **PARTICULARS OF LETTING:** **LAND AT CROFT FARM, BURNRIGG,** **CARLISLE**

A useful block of agricultural land extending to approximately 9.10 acres (3.68 ha) to be let as a whole.





# TO LET BY TENDER

WRITTEN OFFERS ARE INVITED FOR THE WHOLE BY 12  
NOON WEDNESDAY 7th MAY 2025

## LOCATION/INTRODUCTION:

The land at Croft Farm lies on the edge of the hamlet of Burnrigg, just outside Warwick Bridge as shown on the attached letting plan.

The entrance to the land will be marked by a Bruce Murray Land Agency letting board.

What3Words: worldwide.servants.backdrop



## GENERAL DESCRIPTION

The block of land at Croft Farm extends to approximately 9.10 acres (3.68 hectares) or thereabouts. The land is accessed directly from the public highway.

The land is productive permanent pasture with a mains water supply to the land. The water trough charges will be payable by the tenant.

The land is to be let for sheep only from the 7<sup>th</sup> of May 2025 to the 31<sup>st</sup> of January 2026. (This may be extended by separate negotiation)

The land will be unfertilised. The tenant can apply their own fertiliser.

## TENURE:

The holding is let from the 7<sup>th</sup> May 2025 to 31<sup>st</sup> January 2026 on a seasonal grazing licence.

SCHEDULE OF FIELDS		
Field No.	Ha	Acres
LOT 1 (Outline red on plan)	3.68	9.10
TOTAL	3.68	9.10

## VIEWING

Prospective tenants of the land may view on foot during any reasonable daylight hours whilst in possession of these particulars.

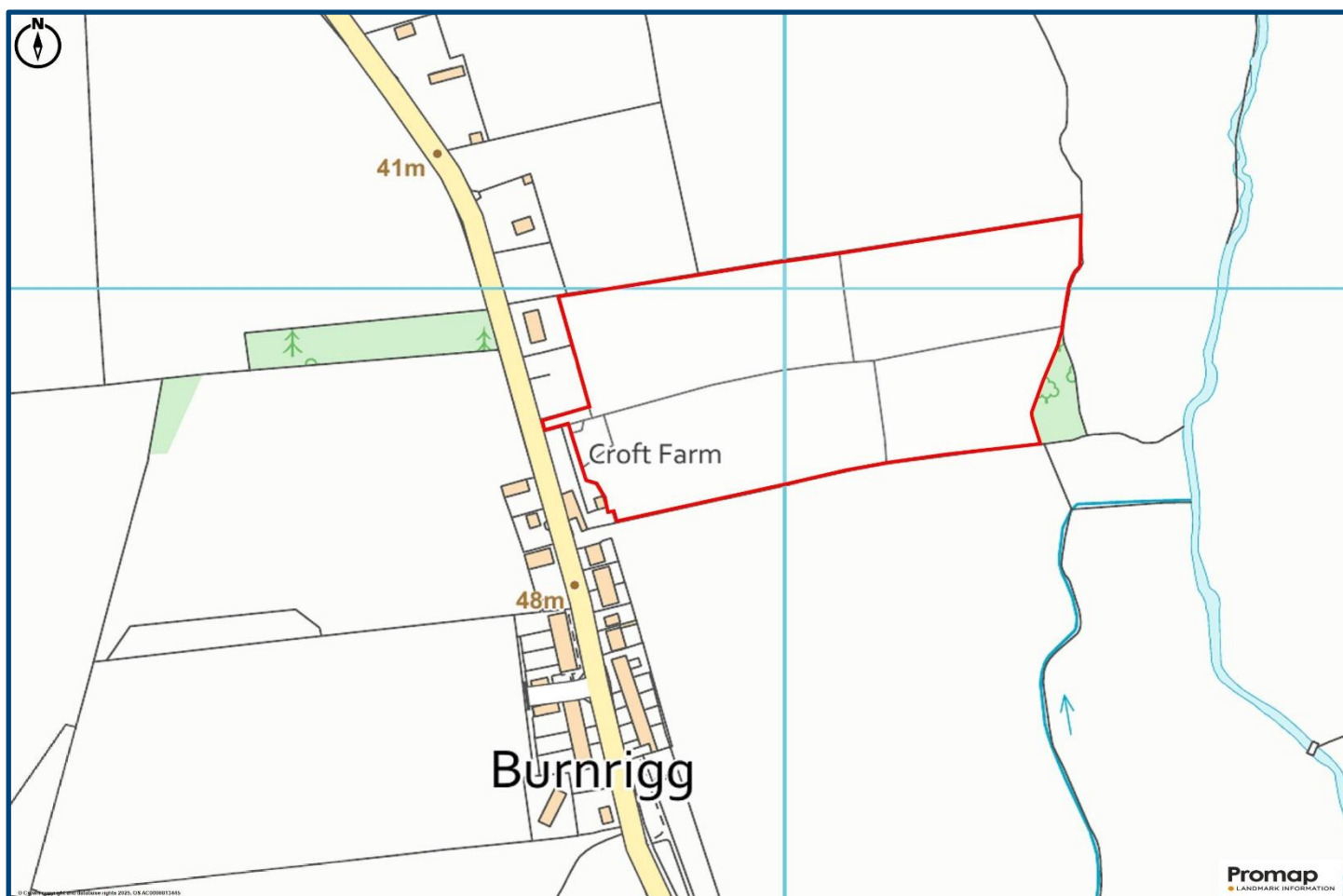
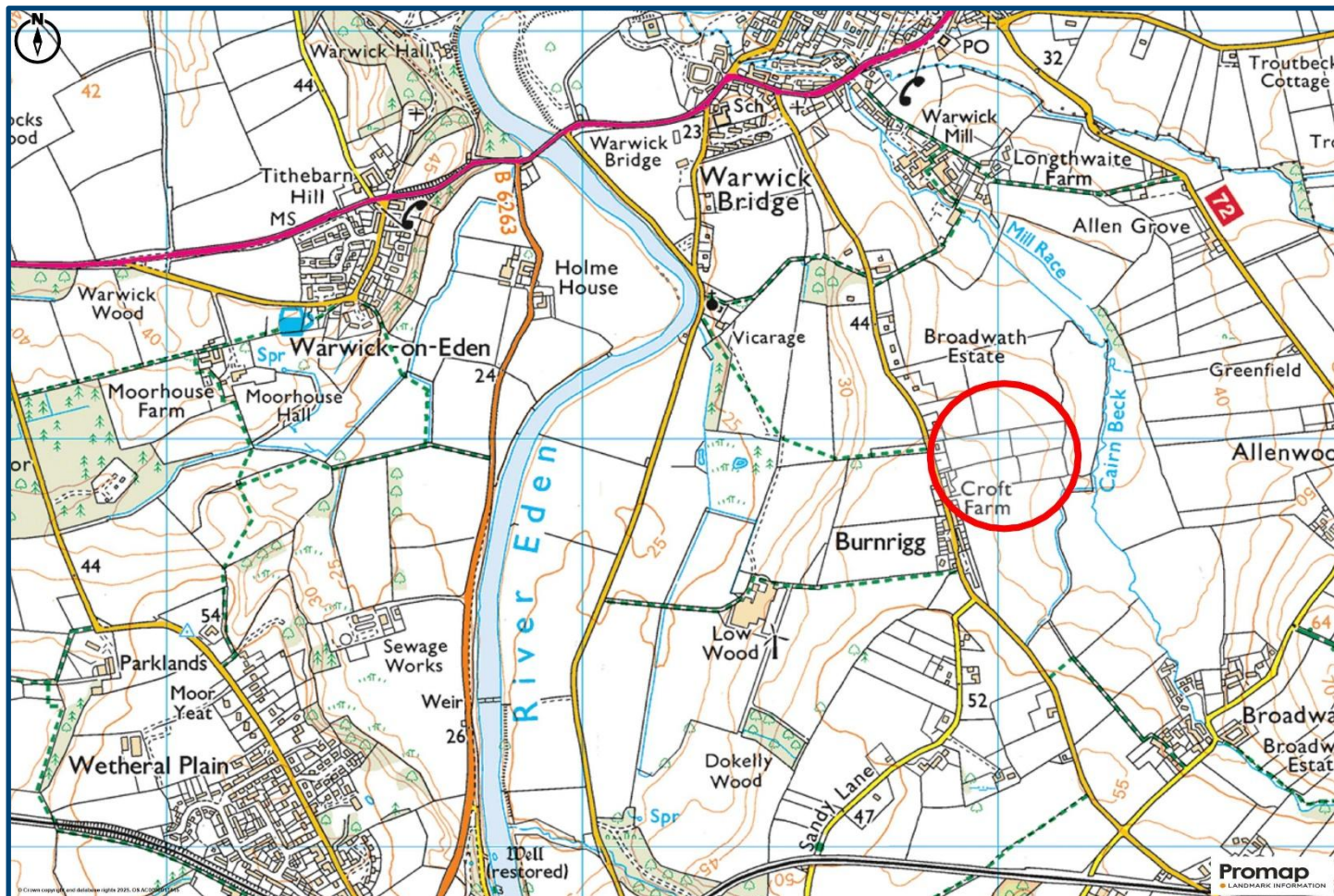
Any other queries and to register your interest please contact Bruce Murray on 07736840873 or email [bruce@bmlandagency.co.uk](mailto:bruce@bmlandagency.co.uk).

## PAYMENT TERMS

The rent will be due on the signing of the grazing agreement and should be made before access is taken to the land.

## IMPORTANT NOTICE

These details 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 details 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. Intending 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 vendors reserve the right to let the property without notice.



# TENDER FORM

## LAND AT CROFT FARM, BURNRIGG

I make my rental offer for the 9.10Ac (3.68Ha) of land at Croft Farm, Burnrigg on the following basis:

- To Let from 7<sup>th</sup> May 2025 to 31<sup>st</sup> January 2026.
- To be used for sheep grazing only.
- Mains water supply. Tenant to pay for mains water use.

I wish to offer £ \_\_\_\_\_ for land the land at Croft Farm, Burnrigg

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CONTACT NO. \_\_\_\_\_

SIGNED \_\_\_\_\_

ALL TENDERS TO BE RECEIVED IN A SEALED ENVELOPE BY 12  
NOON ON WEDNESDAY 7TH MAY 2025.

