

PFK

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Eastwaite Farm, Nether Wasdale,
Cumbria, CA20 1ET

TO LET

Traditional Lakeland
Farm totalling 359.80
acres (145.6 ha) or
thereabouts

Eastwaite Farm, Nether Wasdale, Cumbria, CA20 1ET

The farm is available to let on a 15 year Farm Business Tenancy

Offers to be submitted by 5pm Friday 16th December 2022

- Traditional Lakeland Farm totalling 359.8 acres (145.6 ha) or thereabouts
- Common rights on both the Eskdale and Nether Wasdale Commons
- Hefted flock on each of the above commons
- Diversification opportunities
- Available from the 1st February 2023

Introduction

This is an outstanding opportunity to rent a stunningly located and historically extremely well managed Lakeland farm within the Wasdale Valley, close to Wastwater.

The Herdwick flock is highly renowned in the area.

The property is accessed from the public road via a long, private track, which is also a public footpath.

The farmhouse and cottage/granny flat are currently separately occupied but could easily be incorporated into a single dwelling, subject to the appropriate planning and landlord consents.

The location also lends itself to other potential uses such as bed and breakfast and other tourism driven enterprises which are subject to landlord's approval.

The landlords have recently purchased the farm. They are keen to secure a driven, ambitious and knowledgeable tenant with proven experience of hill farming. The successful applicant will be able to display a willingness to embrace the changing face of agriculture and to farm in an environmentally sound way.

Location

Eastwaite Farm lies approximately 1 mile from the hamlet of Nether Wasdale and 2 miles from the small village of Santon Bridge. The large village of Gosforth lies approximately 5 miles to the west.



Directions

Follow the A595 from Ravenglass to the south or Egremont and Calder Bridge to the north. Follow signs either to Gosforth coming from the north or Santon Bridge when coming from the south.

From the north, drive through Nether Wasdale, cross over a small bridge over the river Irt and turn right towards Santon Bridge. The entrance to Eastwaite Farm is immediately on the left.

From Santon Bridge, follow the road towards Nether Wasdale and shortly prior to the hamlet, the farm drive is located on the right.

The location of the property is shown on the plans within these particulars and will be identified by way of PFK sale boards.

Local Amenities

The village of Gosforth has a small range of shops, pubs, restaurants, primary school and other facilities.

Egremont and Whitehaven, lie to the north west, Millom, Ulverston and Barrow to the south.



The Farmhouse

The farmhouse sits in a prominent position to the east of the farmyard and is of rendered stone construction under a slate roof.

The accommodation comprises the following:

Ground Floor

Front door leading from a porch into the kitchen/dining room

Kitchen/Dining Room stretching the length of the front of the house with fitted wall and base units including an integrated oven and hob as well as a sink. Also, with a free standing oil fired Rayburn which heats the water and radiators throughout the property.

Pantry/Store with concrete floor and storage shelves.

Sitting room benefiting from a window on each side wall as well as an open fire and exposed beams.

Ground Floor passageway with stairs leading to:

First Floor

Landing with large sky light.

Bedroom 1- large double bedroom with two set back double glazed UPVC windows, exposed beam and radiator.

Bedroom 2 – large double bedroom with one set back double glazed UPVC window and radiator.

Bedroom 3- single bedroom with one set back double glazed UPVC window and radiator.

Bathroom with wash hand basin, shower over bath and airing cupboard. Benefitting from a skylight.

WC- separate from bathroom

Foul drainage is dealt with via a septic tank which is also shared with the adjoining Eastwaite Cottage.

It is the landlord's intention to carry out a refurbishment of the farmhouse immediately upon completion of the purchase. It is anticipated that these works will make immediate occupation of the Farmhouse impossible for a short period of time. The works will include addressing existing defects in the internal plasterwork, replacing the bathroom, central heating adjustments, some window



replacements and any other subsequent defects. In the event of the successful applicant having to reside on the farm at the commencement of the tenancy, it is suggested that the cottage should be used as temporary accommodation, pending completion of the refurbishment.

Eastwaite Cottage

Eastwaite Cottage is a two bedroomed semi-detached cottage attached to the eastern elevation of Eastwaite Farmhouse with parking for one car and a small garden to the rear.

The accommodation comprises the following:

Porch with uPVC door leading through to the sitting room

Kitchen with wall and base units, sink and drainer

Off the kitchen is a utility room with base units, sink, plumbing for a washing machine and uPVC door leading to the outside of the property.

On the first floor of the property are two bedrooms, each with a feature fireplace, and a family bathroom with WC, wash hand basin and bath with an electric shower over it.

The property has a self-contained mains electricity supply and a shared water supply with the adjacent farmhouse.

Foul drainage is dealt with via a septic tank also shared with the neighbouring farmhouse. The property is heated via oil fired central heating.

The property falls within EPC Band E.

The current Assured Shorthold Tenancy will terminate on 30th January 2023. The current rent passing being £535.

Services

Mains electricity.

Foul drainage to a private septic tank.

The farmhouse and buildings benefit from both a spring fed water supply and a separately piped mains water supply off the NDA pipe. The latter providing a fall back supply in the event of the spring supply running dry.

Council Tax

Eastwaite Farmhouse falls within Council Tax Band E.
Eastwaite Cottage falls within Council Tax Band C.

Farm Buildings

There is a range of traditional farm buildings located to the west of the farmhouse.

The buildings comprise the following:

Stone barn with a box profile roof which houses the farm workshop and is suited to potential alternative uses.

Former garage which has been used for storage.

A portal framed building with corrugated sheet walls and roof, formerly used as a Dutch barn but has been utilised as a calving pen.

A cubicle building with two separate sections; one section having cubicles for 12 open to a feed passage with a further building having cubicles for 36. Attached to this is a lean-to which has been used for straw storage and calf accommodation.

Lofted stone built under a slate roof barn which has been used as a farm workshop.

A portal framed building for cattle housing and an additional section for loose housing of cattle.

Stone barn under a slate roof which has been converted into housing for cattle.

Former farmhouse under a slate roof with loft above. This building has been used for dog kennels, feed storage and other general storage.

A single storey, stone building under a fibre cement sheet roof which has been used as a bull pen. At the rear of this building is a steel sheet and wooden framed lean-to with a corrugated sheet roof and walls.

A steel portal framed modern five bay building measuring 75ft long x 68ft wide comprising steel stanchions, concrete

panels with Yorkshire boarding above, concrete floor and a fibre cement sheet roof.

Also within the yard area is a set of sheep handling pens and an electricity sub-station.



The Land

The land forming Eastwaite Farm extends in total to approximately 359.8 acres or thereabouts. This comprises mowing land, pasture land, allotment land, woodland and farmyard, access track etc as well as a block of 64.12 acres of freehold intake land adjoining Eskdale Common, lying to the south of the property.

Save for the fell intake, the land is all situated within a ring fence and is accessed via a track from the main road leading to the farm steading which then continues on through the middle of the land in an easterly direction. There are two large areas of land at the western edge of the farm which enjoy roadside access from the minor Council highway.

The land is in good heart with the boundaries being maintained to a good standard and the land generally free of weed infestation.

The land benefits from both a natural water supply and mains water, the latter supplying a range of water troughs.

The land is undulating in nature and northerly facing but has been well managed.

Land Status

The land is all classified as Grade 4 & 5 under the former MAFF Land Classification System.

Common Rights

Included in the letting are fell rights on both Nether Wasdale (CL59) and Eskdale Common (CL58). The fell

rights on Nether Wasdale Common total 705.7 sheep and the fell rights on Eskdale common total 617.5 sheep.

Hefted Flock

A total of 655 sheep will be made available to the incoming tenant. Of that number, 324 ewes of mixed ages, 109 hogs and 3 tups will constitute the Landlord's Flock.

The incoming tenant will be required to purchase the balance of 162 ewes of mixed ages, 55 hogs and 2 tups based on the following calculations:

162 ewes @ £105 = £17,010

55 hogs @ £75 = £4125

2 tups @ £500 = £1000

Total: £22,135

Payment for the sheep will be due on the signing of the tenancy agreement.

Upon termination of the tenancy agreement, the Tenant will be required to return the Landlord's Flock to the Landlord of the above description.



Access

Access to the main farm is via the private drive. The land at Woodhow, on the northern side of the River Irt, is accessed directly off the public road between Nether Wasdale and Wasdale Head.

Basic Payment Scheme (BPS)

There are no entitlements included in the letting.

Quotas & Environmental Schemes

Eastwaite Farm and the land at Woodhow is entered into a Higher Level Stewardship agreement which terminates on 30th April 2023. The incoming tenants will be required to take over and comply with the terms of the HLS for the remainder of the Scheme. The incoming tenant will

indemnify the current agreement holder against any breaches of the Scheme.

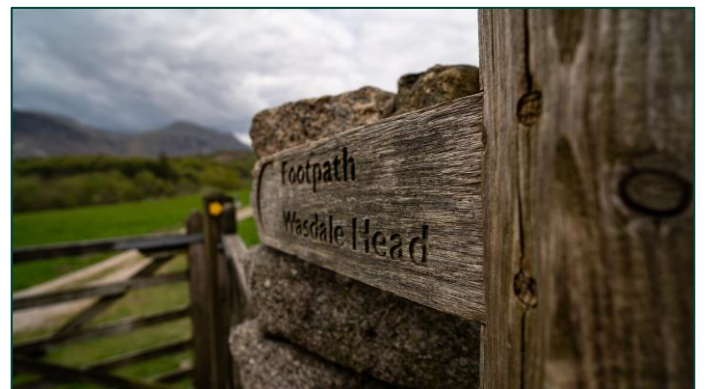
For further details of the requirements of the HLS agreement, please contact the letting agents.

Both Nether Wasdale and Eskdale commons are within Higher Level Stewardship Schemes. The new tenant will be required to become a member of both commoners groups and an active grazier of both commons.

The HLS agreement on Nether Wasdale common has been extended after the expiry of the initial 10 year term. The extension is for 3 years and commenced on 1st April 2022. The HLS currently permits the Eastwaite to graze 479 sheep on the common. The new tenant must adhere to the HLS stocking calendar. Under the HLS extension, sheep numbers are to reduce on the common by approximately 30% over the duration of the 3 year extension.

Similar to Nether Wasdale common, the HLS agreement on Eskdale common is currently on an annual rolling extension subject to the commoners group agreeing annually to extend for a further year. The extension of the current HLS agreement is agreed until 31st October 2023. The HLS scheme currently permits the farm to graze 377 sheep on the common, and the new tenant must adhere to the HLS stocking calendar.

Please note: The number of common rights attributable to Eastwaite Farm is less than the number the current occupier has been able to exercise due to the constraints of HLS agreement, therefore it is likely that an incoming tenant will be asked to reduce their sheep numbers to less than is currently turned out. Eastwaite Farm now has approximately 88% of the rights it previously had. It may be possible by negotiation with the owner of the neighbouring Latterbarrow Wood, to obtain access to the previously exercised rights.



The incoming tenant is required to take over membership of both Nether Wasdale and Eskdale commoners groups and comply with the current HLS agreements for the remaining duration of the current HLS schemes. For further details of the requirements of the HLS agreements please contact the letting agents.

Boundaries

Boundary responsibilities are shown on the plan attached to these particulars. The Tenant will be responsible for the maintenance of those boundaries shown with an inward facing T.

Wayleaves, Easements, Covenants & Rights of Way

The property is subject to an easement for a pipeline used by the Nuclear Decommissioning Authority which will subsist for a term of 99 years from 2011 and an easement for a water supply pipe in favour of the National Trust supplying Wasdale Hall which is granted in perpetuity, various other easements (including easements for access to apparatus on Wastwater) and wayleaves apply. Details can be supplied by the Landlord's agents and/or solicitor on request.

The property is subject to the terms of a lease of adjoining land relating to an emergency services communications mast on Latterbarrow. Construction and connection of this mast to the electricity network is not yet complete and the tenant (the Secretary of State for Housing, Communities and Local Government) has run cabling to the mast site through Eastwaite Farm.

The property is subject to a lease of a gauging station on the River Irt to which the Environment Agency have a right of access to maintain.

The property currently has the benefit of an undocumented arrangement with the Nuclear Decommissioning Authority (NDA) whereby water is taken from the NDA pipeline for use on the farm.



The Landlord will reserve access rights for sporting, woodland and forestry purposes.

Timber

All the timber is reserved to the Landlord which includes saplings and individual trees.

Sporting

The Sporting Rights are excluded from the tenancy, subject to the rights granted under the Ground Game Acts.

Viewing

Prospective Tenants are asked to respect the privacy of the existing Tenants on the viewing days. The farmhouse and buildings will be available to view between 10.00am and 4.00pm on **Wednesday 30th November 2022.**

If prospective Tenants are unable to attend the viewing day, please contact PFK Land Agency directly to discuss an alternative day.

Prospective Tenants are asked to be mindful of open/closed gates and that stock will be present on the farm. Access to the land will be permitted on these Viewing Days but access points must not be blocked. One of the letting agents will be available to assist with any queries. The outgoing tenant may also be available.

Health & Safety

Given the potential hazards of a working farm we request that you take as much care as possible when making your inspection of the property for your own personal safety, in particular around the farm buildings. Please also respect any livestock on the property and do not cause any disturbance to them.



Application Details

Tender

Tender offers are to be submitted to PFK Land Agency no later than **5pm, Friday 16th December**.

Applications can be made via email to the following email address: jessicajackson@pfk.co.uk.

Or by post to:

David Stout MRICS, PFK Land Agency, Agricultural Hall, Skirsgill, Penrith, CA11 0DN in an envelope clearly marked "**Eastwaite Farm Tender**", together with the completed tender form, full explanation of the proposed farming system and a simple 5 year business plan.

Conditions of Tender

1. All tenders must be submitted using the attached form.
2. The rent should be tendered as British Pounds
3. The Landlords do not bind themselves to accept the highest or indeed any tender.
4. The decision of the Landlord is final and binding

References

All applicants will be required to submit contact details of three referees, of which one must be the applicant's bank.

Contact with the referees will only be made if the applicant is shortlisted and following prior notification.

Interviews

Initial interviews will be held the week commencing 9th January 2023, with final interviews the following week. The decision on the successful applicant will follow immediately thereafter. A visit to the applicant's current holding (where applicable) may be requested.

Rent

The rent for the property will be payable quarterly in advance by standing order, and will be subject to a rent review every three years from the starting term date.

Tenancy Agreement

The successful applicant will be required to sign a Farm Business Tenancy Agreement under the Agricultural Tenancies Act 1995. Draft copies will be made available

on request. The main points regarding the Agreement are as follows:



Term

The holding will be let for term of 15 years commencing on the 1st February 2023 and expiring on 31st January 2038.

Repairs

The respective repairing liabilities of the Landlord and Tenant will be set out in the draft tenancy agreement.

Insurance

The Landlord will be required to insure the farmhouse and buildings against the usual perils. The Tenant is responsible for insuring the household contents, livestock, crop and equipment.

Possession

The Tenant will be required to reside in the farmhouse at all times, unless agreed otherwise with the Landlord.

Use

The use of the Holding will predominantly be for the purpose of agriculture. Should the Tenant wish to use any of the buildings as part of a diversification opportunity or any other such use, this should be made clear to the Landlord as part of the tender so that this can be incorporated into the tenancy agreement. Landlord's consent must be granted for any such work.

Outgoing

The Tenant will be responsible for all outgoings and utility charges.

Good Husbandry

The Tenant will farm in accordance with the rules of good husbandry as set out in Section 11 of the Agriculture Act 1947.

Current Condition

The farm is let as seen.

Business Condition

Under the Farm Business Tenancy it is a condition that the farm is run as a business.

Tenant's Improvements

The terms applicable and agreed for any proposed Tenant's improvements will be covered in detail within the tenancy agreement or by separate correspondence thereafter. No improvement will be compensatable unless agreed and with prior consent having been given in writing.

Authorities

Cumbria County Council

The Courts, Carlisle, Cumbria, CA3 8NA

Email: information@cumbriacc.gov.uk

Web: www.cumbria.gov.uk

Copeland District Council

The Market Hall, Market Place, Whitehaven

CA28 7JG

Tel : 01946 598300

Web: www.copeland.gov.uk

United Utilities

Dawson House, Great Sankey, Warrington, WA5 3LW

Tel: 01925 237000 Fax: 01925 237073

Email: info@uuplc.gov.uk

Web: www.unitedutilities.com

Rural Payments Agency

PO Box 352, Worksop, S80 9FG

Tel: 03000 200 301

Email: ruralpayments@defra.gov.uk

Web: www.rpa.gov.uk

General Reservations

The right is reserved to the Owners to amend, alter and incorporate fresh provisions as appropriate in respect of the above matters.

First Edition: November 2022

Particulars Prepared: November 2022

Photographs Taken: April 2022

Plans & Schedule of Areas

The plans attached to these particulars are based on Ordnance Survey National Grid and the Rural Land Registry and are for reference only. Purchaser(s) will have deemed to have satisfied themselves of the land and schedule.

Field Parcel No.	Hectares	Acres
NY1203 5031	5.03	12.43
NY1203 2913	8.35	20.63
NY1203 6042	1.16	2.87
NY1203 7953	7.02	17.35
NY1203 8437	6.36	15.72
NY1203 9447	0.13	0.32
NY1303 0676	0.11	0.27
NY1303 1073	1.18	2.92
NY1303 1865	0.26	0.64
NY1303 2571	0.38	0.94
NY1303 2866	1.59	3.93
NY1303 3158	0.18	0.44
NY1303 4175	1.2	2.97
NY1303 4775	0.15	0.37
NY1303 4466	1.37	3.39
NY1303 2906	2.66	6.57
NY1303 0277	1.04	2.57
NY1303 0171	2.59	6.40
NY1303 1753	7.04	17.40
NY1303 0852	1.79	4.42
NY1303 1938	1.7	4.20
NY1303 3422	7.58	18.73
NY1303 5429	3.19	7.88
NY1303 4643	3.67	9.07
NY1303 6143	0.18	0.44
NY1303 5055	2.85	7.04
NY1303 7155	1.91	4.72

NY1303 7848	1.16	2.87
NY1303 8358	1.42	3.51
NY1303 8565	1.13	2.79
NY1303 8871	1.84	4.55
NY1303 8653	0.47	1.16
NY1303 7742	0.16	0.40
NY1303 8243	0.23	0.57
NY1303 8843	0.36	0.89
NY1303 9346	0.22	0.54
NY1303 9646	0.66	1.63
NY1303 9252	0.74	1.83
NY1403 1251	1.67	4.13
NY1403 1157	0.08	0.20
NY1403 0360	2.14	5.29
NY1303 9765	0.15	0.37
NY1403 1265	1.3	3.21
NY1403 1967	0.6	1.48
NY1403 1875	2.67	6.60
NY1303 7143	0.79	1.96
NY1303 9680	3.33	8.23
NY1403 0786	1.6	3.95
NY1403 0398	3.02	7.46
NY1403 3575	0.18	0.44
NY1403 2559	2.09	5.16
NY1403 3568	1.66	4.10
NY1402 2850	25.95	64.12
NY1404 3125	1.02	2.52
NY1404 2115	2.03	5.02
NY1404 0812	1.19	2.94
NY1304 9006	2.04	5.04
NY1303 6889	3.31	8.18
NY1304 6304	0.44	1.09
NY1303 6370	6.10	15.08
NY1304 7100	3.18	7.85
Total	145.6	359.8

Location Plan

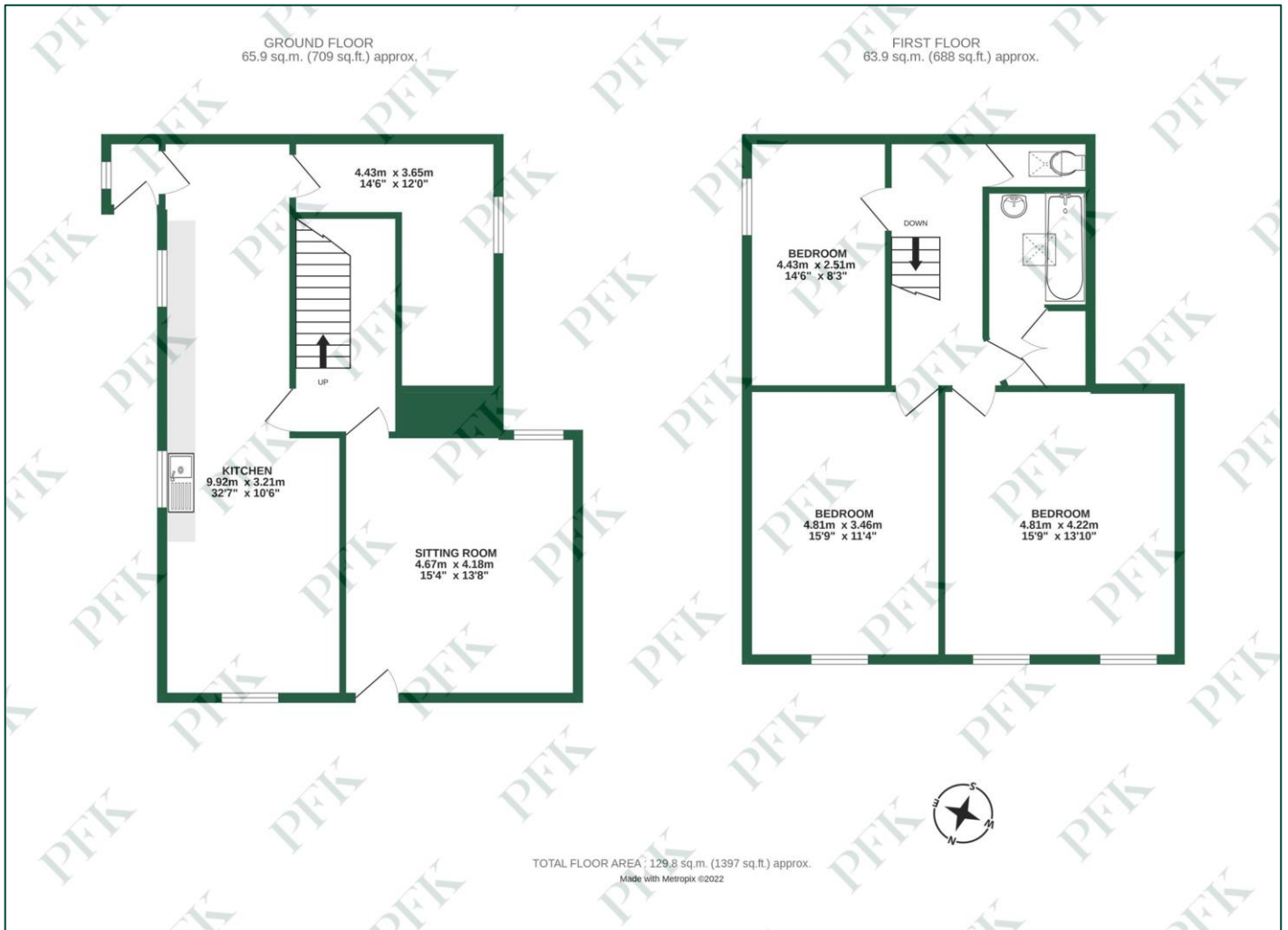


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Floor Plan



Measurements

Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are given to the nearest 0.05m (2").

Disclaimer

Sale & Location Plans

For Guidance Only – Not to Scale

Reproduced from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Licence No. ES100004583

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Registered Number: 10553 in England

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