



TO LET

Land known as The Penn

Duddon Bridge, Broughton-in-Furness, LA20 6EU

An exciting opportunity to rent approximately 109.47 acres [44.30 hectares] of grazing land for cattle on either an annual grazing licence or Farm Business Tenancy.



Key Features

- 109.47 acres of land suitable for grazing cattle .
- Good roadside access.
- Natural water supplies.

Location

The land is located to the north of Duddon Bridge, approximately 2.5 miles northwest of Broughton-in-Furness and 3.5 miles south of Ulpha.

Grid Reference: SD18896 90456

What3words: then.outreach.assess

Directions

Heading west out of Broughton-in-Furness along the C5051 turn right once you reach the junction with the A595, signposted Whitehaven/ Workington. Head along the A595 for approximately 0.8 miles, after crossing the bridge over the River Duddon take the first right onto Corney Fell. Continue along this road for 1.5 miles and take a slight right turn onto the road signposted for Ulpha, follow this road for 0.3 miles and the land will be located on the righthand side, with access provided via farm track.





Particulars

The subject land comprises a substantial block of upland grazing land extending to approximately 109.47 acres [44.30 ha]. Access is provided directly off an access track, leading from the public highway to the south. Boundaries comprise a mixture of primarily of dry stone walls.

The land is serviced by natural water supplies throughout.

With regards to designations, the land is listed under the CROW Act as being Open Access Land.

The Tenancy Agreement

The land can be let on either an annual grazing licence or a multi-year Farm Business Tenancy, depending on the preference of the successful licensee.

The tenant will be responsible for insuring his own stock, or equipment.

The tenant will not be allowed to sub-let, part with possession or take in stock in relation to any part of the holding or to share occupation of the holding unless otherwise stated on his tender form and agreed in writing in advance with the landlord.

For a confidential discussion regarding the letting of the land, please contact either Mark Barrow or George Carney at H&H Land & Estates, Staveley Office. Tel No: 01539 721375

Stewardship Schemes

The land is not currently subject to any Stewardship Schemes.

Boundaries

It will be the responsibility of the Licensee to maintain the lands' boundaries.

Water

The land is serviced by natural water supplies.

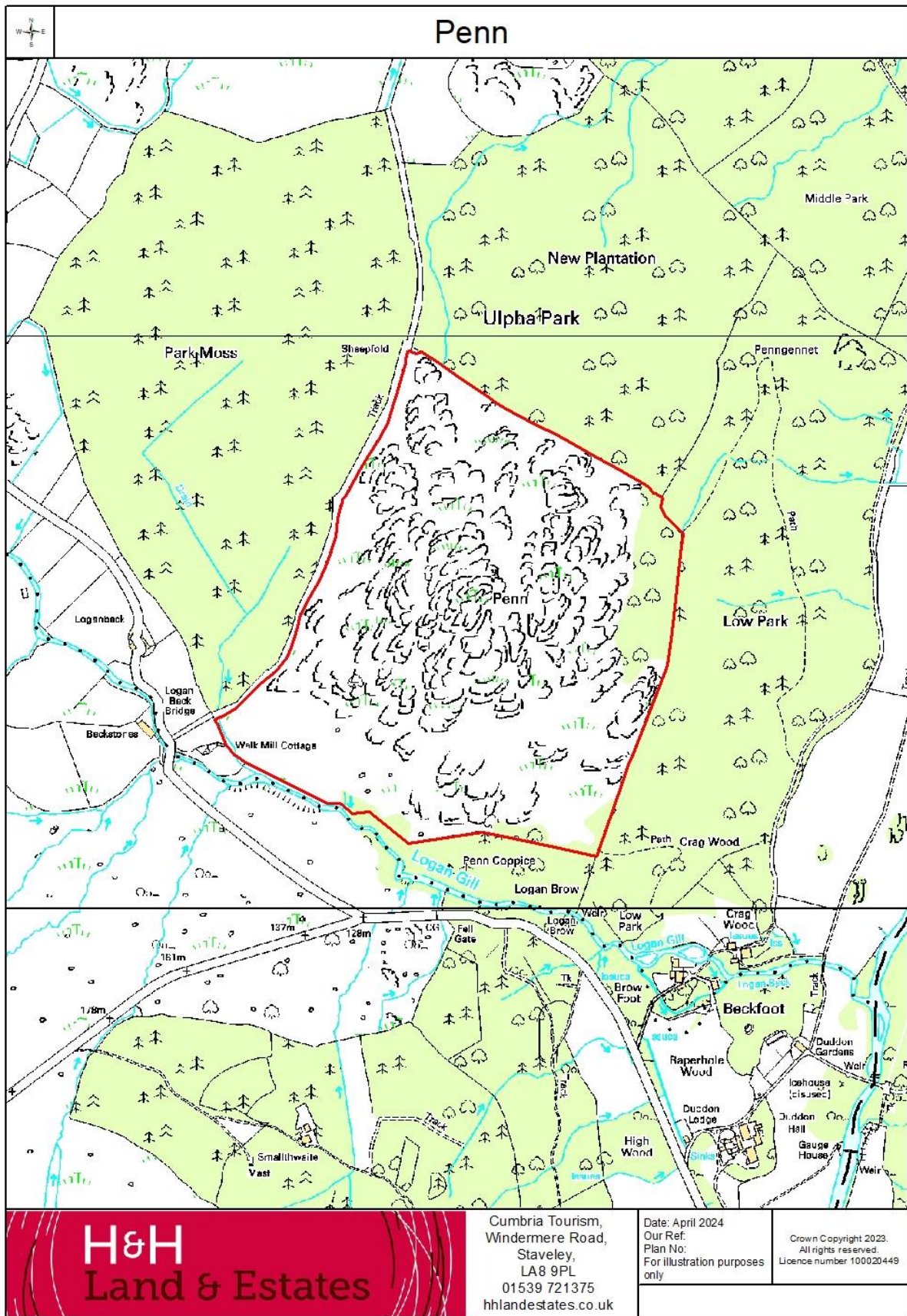
Rights of Way and Wayleaves

The land is registered as Open Access Land under the CROW Act. The land will be let subject to all existing Rights of Way, wayleaves and easements. The landlord and/ or his agents reserves the right to walk the land for inspection.

Further Information

Interested parties requiring further detail or clarification should contact H&H Land and Estates, Cumbria Tourism Business Centre, Windermere Road, Staveley, LA8 9PL.

Particulars prepared on: **29/07/2024**



H&H
Land & Estates

Cumbria Tourism,
Windermere Road,
Staveley,
LA8 9PL
01539 721375
hhlandstates.co.uk

Date: April 2024
Our Ref:
Plan No:
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