Letting Particulars

A well maintained traditional Lakeland fell farm extending to circa. 575ha to be managed to a high standard.

Offered on a 15 year FBT, providing a great opportunity for a pro-active tenant to work in partnership to develop a successful business based on high quality livestock, habitat & landscape management.
Thank you for your interest…

In what we think is a great opportunity for the right people to work at High Tilberthwaite farm in the coming years with us in the National Trust. Since our current tenants gave notice last year, we’ve been working really hard to look at how farming will continue here and how we will work closely with our new tenants to make a successful partnership for everyone.

This farm is in an amazing part of the Lake District that is loved by millions – not least because of the iconic Herdwick sheep, a really special part of this particular place. Indeed, the area is so special that, last year, the Lake District became a World Heritage Site as a Cultural Landscape – in no small part due to the way in which people have interacted with and been influenced by the landscape over hundreds of years. Farming has been one of the key parts of that and we will work to make sure that it continues.

It’s a time of real change and uncertainty at the moment as Brexit looms and the future is unclear – but we believe that it is also a time of opportunity for you and for us. We are really clear that we want a successful farming enterprise here that also helps us meet our national strategy and our ambition for the land. We are really clear that we will all only achieve this by working together – through the period of change and uncertainty and beyond into what we hope will be a strong long term relationship.

Thank you again for your interest in High Tilberthwaite farm. Please read on to find out more information about the farm.

John Moffat  David Towler
General Manager  Estate Manager

Our ask

Firstly, have a really good read of this document, visit the farm on a viewing day and talk with us to understand what we are after and then have a real think about what the future might look like. If you then consider you are the right person for this opportunity, then what we want from you is your management proposals and tenders for the tenancy of High Tilberthwaite Farm, a traditional upland fell farm with a landlord’s flock of Herdwick sheep, situated in the beautiful Tilberthwaite Valley north of Coniston. We are also asking you to think about how you will work with us.

Our Offer

We are offering to let High Tilberthwaite Farm on a Farm Business Tenancy with standard repairing obligations for an initial fixed term of 15 years commencing on 1st November 2018. The agreement will include a mutual break clause operational at years 5 and 10 (served by either party) if it becomes apparent that either party’s desired outcomes are not going to be achieved. A standard Farm Business Tenancy agreement will be available to read at the viewing day.
We are looking for someone with…

- Full understanding, experience and appreciation of the requirements, responsibilities, administration and challenges of running an extensive fell farming business within the current climate.
- Strong shepherding and proven stock handling knowledge and experience.
- Willingness to work in true partnership and collaboration with us, in accordance with our conservation aims and objectives.
- Ability and motivation to maintain the landscape features, such as dry stone walls, fences and hedgerows.
- Experience of managing and delivering agri-environment schemes.
- Ideas, innovation and enthusiasm to make a success of the holding.
- Accept and work with the high levels of public access.
- Evidence of a sound financial base.
- Full understanding of legal obligations, Cross Compliance and Codes of Good Agricultural Practice.
- Willingness to work with neighbours and external organisations.
- Understanding, and preferably experience, of adding value to a farm business through diversification.

Location

High Tilberthwaite Farm is located approximately 4 miles (10 minute drive) from the centre of Coniston village, travelling north along the A593 towards Ambleside and by turning left up the single track road, signposted to Tilberthwaite. Follow the road up beyond the car parks and past the cottages at Low Tilberthwaite. Please note restrictions on access if arranging to view the property.
Background information

High Tilberthwaite Farm was part of the former Monk Coniston Estate and was acquired by the National Trust by public subscription in 1930, thanks to the support of Beatrix Potter. It is situated at the head of the Tilberthwaite Valley in the heart of the Lake District National Park, now internationally significant as a World Heritage Site since July 2017. The current tenants have been there for over 30 years and their family before since 1960.

Maintaining High Tilberthwaite farm as a working upland fell farm is an important objective for the National Trust for a variety of reasons. The iconic nature of the farm at the head of the valley nestling below the fells; the landlord’s flock of pure bred Herdwick sheep; its place showing the significance of the World Heritage Site around the interaction of people and land; the opportunity for us to do more for nature at a larger scale in the future.

High Tilberthwaite Farm extends to circa. 575ha (1,420 acres) including 375 ha (926 acres) of freehold fell. The holding carries a landlord’s flock of 479 purebred Herdwick sheep, including ewes, hoggs, twinters and tups. Included in the tenancy there is a separate area of parkland amounting to 13ha (32 acres) on the edge of Coniston village.

The farm is well served with a range of traditional and modern buildings including yard and sheep handling facilities. The farm has a high nature conservation value and is currently within a Higher Level Stewardship agreement until 2020 which will require sensitive farm management. The farm is offered with the benefit of an existing and established 2 bedroom holiday cottage business.

The National Trust

We are an independent conservation charity which cares for special places across England, Wales and Northern Ireland. We are supported by over 5 million members and 60,000 volunteers and are one of Europe’s leading conservation bodies and one of the largest landowners in the UK. We look after 250,000 hectares of land for the benefit of the nation to achieve an array of objectives ranging from the protection of historic landscapes and features to creating and managing wildlife habitats, with sustainable farming an important mechanism. Conservation of wildlife and landscape has always been part of the Trust’s charitable purpose.

In the Lake District we play a really important role in helping look after this special place and the communities within it and in welcoming the many visitors who come from all round the world to experience it. As part of this, we look after around 44,500 hectares (approx. 1/5 of the National Park) including 18,000ha of Common fell land, England’s highest mountain (Scafell) and deepest lake (Wastwater) and 24 lakes and tarns.

Much of this land is split between the 90 farms (54 fell farms) that we have which host some 21,000 sheep, largely Herdwick, as fell going landlord’s flocks; and we also have nearly 300 residential houses and cottages occupied full time.
We run a number of major indoor visitor attractions, including Hill Top, Wray Castle, and Sizergh Castle, as well as several significant outdoor sites such as Tarn Hows and Aira Force and a number of smaller destinations. We also have a varied commercial portfolio including 4 Trust run campsites, a few holiday cottages and Sticklebarn pub in Great Langdale; as well as other businesses run by tenants.

**Our Ambition for land**

We are committed to playing an active and leading role in reversing the national decline in nature, to secure not only our cultural but also our natural heritage for ever, for everyone.

Our vision for our land is ambitious and long-term. Our national strategy document ‘Playing Our Part: Restoring a Healthy, Beautiful Natural Environment’ [www.nationaltrust.org.uk/documents/national-trust-playing-our-part.pdf](http://www.nationaltrust.org.uk/documents/national-trust-playing-our-part.pdf) sets out that ambition for our land in the 21st Century – meeting the needs of an environment under pressure in a fast changing world. We want to continue to maintain the highest standards of care for everything we look after, while working in a way that feels relevant and necessary to people and their day-to-day lives. We also want to play an active and leading role in reversing the national decline in nature in order to secure not only our cultural, but also our natural heritage.

A key part of our strategy is ‘Restoring a Healthy, Beautiful Natural Environment’ where our aim is to see “bigger, better, more and joined up” habitats across the nation, enabling wildlife to thrive alongside the other functions we believe land should provide such as clean water, carbon storage and flood alleviation, whilst remaining productive.

The detailed solutions to achieving this will be as varied as the places themselves; but we are certain that they will be created through strong partnerships with our tenants, neighbours and others.

We have been looking after special places in the Lake District on behalf of the nation for the past 120 years. It’s our birthplace, somewhere we care deeply about. At the heart of our work will always be our commitment to our conservation purpose; recognising and protecting the special places and ways of working that define the Lake District. We’ve developed these principles to guide the work that we do to look after this landscape. To discover more please read [www.nationaltrust.org.uk/lists/our-principles-for-looking-after-the-lakes](http://www.nationaltrust.org.uk/lists/our-principles-for-looking-after-the-lakes).
The World Heritage Site

The inscription of the Lake District as a new World Heritage Site in 2017 has confirmed the region’s status as a ‘cultural landscape’ of global significance, highlighting it as not only one of the ‘Nation’s Special Places’, but of importance for present and future generations.

At the heart of the inscription of the Lake District as a World Heritage Site is a recognition and celebration of the significant role that traditional farming and local industry has had in shaping a landscape of such exceptional beauty. Traditional systems of land management, particularly those relating to the upland commons, distinctive vernacular architecture and persistence of local breeds are all recognised as making a significance contribution to the development of the Lake District landscape, as well as being fundamental to its future.

Our Ambition for the land at High Tilberthwaite

Our land at High Tilberthwaite will be a leading example of nature friendly farming where an upland fell farming system is managed in a way that benefits both the natural environment and the cultural landscape. The quality of the livestock, the diversity and condition of the habitats and the overall health of the land at High Tilberthwaite will be widely recognised as some of the best that the Lake District has to offer.

Across the farm we will enhance the connectivity of habitats, encouraging the transition from semi-natural grassland and wood pasture in the in-bye, to mosaics of rough grassland with scattered scrub and trees across the intakes up onto open fell. Within this network of habitats, areas that have the potential to be particularly species rich will be sensitively managed to allow them to flourish and become ecologically diverse.

In the lower field systems tall, thick hedgerows and veteran trees will act as wildlife corridors to connect to areas of woodland, with meadows managed to allow maximum diversity of fauna and flora.

Wood pasture will be sympathetically grazed to allow regeneration of trees and scrub within a mosaic of herb-rich grassland, mire and bracken. On the fell sides juniper scrub will naturally regenerate, spreading out from its current marginalised positions amongst the crags and quarries, whilst the existing extensive areas of heathland will develop a greater mosaic structure of different ages and heights. Grazing of the mire systems will be proactively managed to encourage these areas to develop a better structure where cotton-grass and other associated flowers are in abundance.

The open fell will be a diverse mix of acid grassland, heath, mires, scree, scattered tree and scrub managed to encourage structural diversity and habitat roughness, thus improving the ability of the land to regulate rainfall and reduce downstream impact.
Many of these gains will be achieved through determining appropriate grazing and livestock management, but supported by targeted areas of new habitat creation, utilising all available grant schemes alongside additional interventions. In particular through tree planting up the flanks of some gills, scattered scrub planting at the head of Greenburn and individual successional landscape trees dispersed across the intakes.

These changes won’t happen overnight. Our ambition for High Tilberthwaite is long term, but we expect to see change in the next 10 years, however we don’t expect you to achieve this alone, and we intend to start as we mean to go on. For the right tenant we hope this will be a long term partnership with our team of rangers and specialists who are excited for the opportunities ahead and who will work alongside you and support you on this venture.

Refer to our ambition plan for the farm, within the appendices, to see how we would like this land to be in the future.

**High Tilberthwaite land**

The area proposed to be included in the letting is shown in red on the attached boundary plan within the appendices, together with a schedule of field numbers, hectarage and classifications.

Soils over the holding are typical to the local area with in-bye areas predominantly freely draining slightly acid and acid loamy soils over rock. Above the moorland line is largely shallow very acid peaty soils over rock, with some areas of freely draining acid loamy soils over rock on the lower slopes. There are also significant areas of slowly permeable, wet very acid upland soils with a peaty surface, associated with Greenburn, forming the northern extent of the land, and around Dry Cove Bottom (between Wetherlam and Blake Rigg).

The majority of the land is classified as Grade 5 (very poor agricultural land), with the Coniston fields classified as Grade 4 (poor agricultural land). All of the holding is considered to be Less Favoured Area – Severely Disadvantaged (SDA), with most of it mapped as above the Moorland Line (SDA Moorland).

The farmhouse and buildings lie at 148m above sea level with the highest point at Swirl How at 802m above sea level. The farm experiences an average annual rainfall of approximately 1062 mm. There is a north / south split with regard to aspect with a significant amount of land (including Greenburn and Great Intake) facing north.
Livestock & Landlord’s flock

High Tilberthwaite Farm is to be let as a fell farm to support a heafeed fell flock of pure Herdwick sheep and a cattle enterprise. It will be a condition of tenancy that both sheep and cattle are kept, due to the landscape and nature conservation benefits of mixed stocking and the range of habitats requiring light cattle grazing to deliver conservation objectives.

The farm carries a flock of heafeed, fell-going Herdwick sheep, a breed that is well suited to the farm and an integral part of its historic and cultural importance. We expect that the fell grazing will be maintained and form the basis of the future sheep enterprise on the farm.

The current tenants, and their family before, have invested nearly 60 years into keeping the blood lines of the Herdwick sheep pure on the farm and such commitment and passion for the breed should be continued.

There is a landlord’s flock of Herdwick sheep on the holding amounting to 300 ewes, 75 gimmer twinters, 100 gimmer hoggs and 4 tups. Surplus Herdwick sheep can be made available by the outgoing tenant to an ingoing tenant at valuation. The landlord’s flock is to remain purebred Herdwick, and will be assessed in the usual way at a sheep viewing on handover of the tenancy.

Applicants are invited to base their stocking proposals on numbers appropriate to the holding, their management plan for the farm and our ambitions for the condition of the land as set out in these particulars. This is likely to be in the region of 550 breeding ewes plus followers (including landlord’s flock). Winter feed and accommodation are likely to be limiting factors for cattle on the holding. The modern cattle building is suitable for approximately 18 animals (depending on breed and size). The current tenants report a typical silage crop of around 130-150 bales.

A maximum stocking rate will be agreed with successful applicant as part of the tenant selection process and recorded in the tenancy agreement.
Farm boundaries

High Tilberthwaite boundaries comprise a mixture of fences and a substantial amount of dry stone walls. The internal walled boundaries over the farm are noted for their high quality and historic and cultural significance – as recognised in the World Heritage Site designation – and as such the successful applicant will be expected to maintain all boundaries to a sound tenantable and stock proof order, as well as all internal fences and walls on the holding.

The tenant is responsible for a share of the external farm boundaries and these will be confirmed at the viewing days.

Agri–environment schemes

The farm is in a current Higher Level Stewardship (HLS) scheme which will expire on 30th September 2020. This scheme will be transferred to the new tenant. There will be some modifications to land parcel prescriptions at point of transfer but these will not affect the available payment. This will be in the region of £20-23,000 per annum for both ELS and HLS schemes.

Before the current scheme ends in 2020, we expect to be working with the new tenant on an application for a new mid / high tier scheme to commence on 1st January 2021. We anticipate that the planning for this work will begin in 2019 so that an appropriate scheme can be carefully developed, in partnership with the new tenant, to afford them the best chance of success.

A copy of the existing HLS scheme will be made available on the viewing days and by e-mail request after the viewing days.

Basic Payment Scheme

The holding is to be let without Basic Payment Scheme (BPS) entitlements. The expectation is that the incoming tenant will seek to manage the farm with the benefit of BPS entitlements, and the farm business plan should reflect this.

It is understood that the current tenant has BPS entitlements (518 Moorland and 48.55 SDA) available to purchase by private agreement.

It is recognised that due to Brexit there is uncertainty going forward regarding the future BPS and stewardship payments and the details of any replacement scheme / payments that may or may not be introduced. Should the holding’s future income vary significantly as a result, the Trust acknowledges that rental agreements and management will need to be revisited to reflect changes and new opportunities.
Statutory designations

The English Lake District World Heritage Site
The farm is located within the UK’s most recent World Heritage Site, the English Lake District, inscribed as a ‘continuing’ cultural landscape in July 2017.

Greenburn Copper Mine and associated ore processing works scheduled monument
The extensive remains of Greenburn Copper Mine were designated as a Scheduled Monument by Historic England in 2003. Despite suffering significant damage as a result of water erosion and collapse in recent years, the site is described by Historic England as ‘Low/ Not at Risk’, but ‘Declining’ and ‘Generally unsatisfactory with major localised problems’.

Tilberthwaite Gill SSSI (6.5ha with only 2.3ha on Trust land)
Tilberthwaite Gill on the south-western edge of the farm and is significant for the specialist montane flora which is protected from grazing. Its current condition is described by Natural England as ‘Unfavourable Declining’.

Birk Fell Hawse Mine SSSI (2ha)
A small geological SSSI on the flank of Wetherlam. Its current condition is described by Natural England as ‘favourable’.

Current Biological Value
The farm exhibits a range of habitats typical of an upland Lakeland farm; productive in-bye meadow and pasture; extensive semi-natural grassland often in a mosaic with mire, scattered trees/scrub and patches of heath in the intakes; and large scale open fell with much crag, rock and scree amongst acid grassland and patchy heath.

Notable at High Tilberthwaite is the widespread extent of juniper scrub, a characteristic but scarce upland plant which supports its own specialist fauna. Finally there are some discrete areas which can be described as wood-pasture where there is an open canopy of large trees/shrubs with a grazable mix of grassland and mire beneath. Such areas are of particular significance for many species of birds, insects, fungi and lichens.

Woodland and field trees
Surrounded by woodlands, trees are an integral part of the Tilberthwaite landscape including 49 notable veteran trees. Woodlands on the farm are not part of the tenancy and we are solely responsible for the management of all the trees across the farm.

There has been a net decline in trees from the landscape around Tilberthwaite, a trend we want to see reversed. Many opportunities for planting additional and replacement trees across the farm exist to aid woodland connectivity and ensure long-term continuity of landscape trees. We retain the right to any fallen limbs / deadwood to remain in-situ and to be left undisturbed and to plant new trees in appropriate locations.
Public access

The land in the area is a popular destination for a wide variety of users including walkers, cyclists and off road vehicles. There is a network of paths, public footpaths, bridleways and an unclassified road in the area, as well as large areas of open access land.

High Tilberthwaite has an unclassified road (UCR) and bridleway that both pass through the farmyard, and continue through the holding towards Little Langdale. Both of these routes have become more heavily used over the years. The UCR has suffered from severe erosion in some areas due to factors including increased access due to use by off road vehicles.

We are (together with our current tenants) working with the Lake District National Park Authority, and Cumbria County Council, to secure funding for remedial repairs. There is a consultation by the National Park Authority, due for completion in November 2019, looking into the future status of all the UCRs in the Little Langdale area.

Archaeology & historic environment

Our Historic Buildings, Sites and Monuments Record identifies 28 features of local or regional significance over the holding. Many of the recorded features are closely associated with past agricultural or industrial activity. No damage is to be caused to any of these sites.

One site of national importance, Greenburn Copper Mine lies on the northern boundary of the farm alongside Greenburn beck and is classified as a Scheduled Ancient Monument, as previously mentioned within the Statutory Designations. To discover more follow the attached link: https://historicengland.org.uk/listing/the-list/list-entry/1020925
The farmhouse & self-catering holiday cottage

The farmhouse is Grade II listed and dates from the early 18th century. The spacious house is south east facing and is constructed of stone and render under a slate roof. The farmhouse accommodation includes a large kitchen and living room, pantries and utility and boot room on the ground floor and 3 double bedrooms plus a bathroom on the first floor. The farmhouse retains many original features, including exposed beams, spice cupboard and slate sconces. There is also a free standing timber press cupboard which is listed as a Trust chattel and will remain at the property.

Further accommodation was built onto the original farmhouse in the early 20th Century and the south end was converted into a self-catering holiday cottage in 1988. The accommodation includes an open plan living room & kitchen on the ground floor and 2 bedrooms and a bathroom on the first floor. Under the planning conditions granted this part of the property is to remain as self-catering accommodation to supplement the farm income.

We expect to be refurbishing and modernising certain parts of the farmhouse and these works will be agreed in conjunction with the successful tenant.

Details of the accommodation and services provided in the farmhouse and holiday cottage are included in the appendices.
**Farm buildings** *(all measurements are approximate)*

1. **Traditional stone barn**  
   (attached to farmhouse)  
   *Gross external area: 14.3m x 9.3 m*  
   Building split into stable and loose box with covered area to the front and hay loft above. Mains power & private water

2. **Tradition stone threshing barn**  
   (opposite farmhouse)  
   *Gross external area: 20.6 mx 10.7m*  
   Traditional barn currently used for storage. Mains power & private water

3. **Cart shed attached to barn**  
   *Gross external area: 4.4m x 5.7m*  
   Currently used for kennels

4. **Modern cattle building**  
   *Gross external area: 23m x 12m*  
   Built in 2000. Concrete floor and cattle pens. Covered midden. Mains power & private water

5. **Garage & open fronted store**  
   *Gross external area: 10.5m x 5.7m*  
   Including an outside WC

**Traditional stone barn at Holme Ground**  
*(away from main steading)*  
*Gross external area: 11.5m x 8.4m*  
Barn with shippon below. No livestock to be kept within the building – storage only

**Sheep handling pens & yard**  

(for information purposes only - not to scale)
Sheep handling

Sheep pens and handling facilities are in yard area to front of the farmhouse. These would benefit from a degree of updating / renewal. We will work with new tenant to undertake required works, to be agreed by both parties.

The dip tub is not to be used under any circumstances. A mobile dipping trailer is provided as an alternative as part of the letting, and the use of pour-on / injectable treatments is allowed.

The traditional farm buildings & diversification opportunities

There are a range of stone built vernacular barns which are within the listed building curtilage. These have certain limited use for modern agricultural practices; however there is potential for suitable farm diversification proposals and we are happy to consider such future opportunities. No alteration, modification or additions to the buildings will be allowed without obtaining our written consent.

Holiday cottage business

The holiday cottage business is run directly by the current tenants and can be transferred to a new tenant as a going concern. There is a website available providing general details, photographs, prices and to view availability – please see www.tilberthwaitefarmcottage.com. The cottage and furnishings are in good order and guests have provided excellent reviews, as well as many repeat visits. It is understood by the current tenants that the cottage is occupied on average 36 weeks a year (68%).

More information can be provided about the holiday cottage business on the viewing day.

Sale of fixtures & fittings

To be confirmed on the viewing day. We anticipate that the following will be made available for purchase by the outgoing tenants:- holiday cottage fixtures & fittings including curtains & carpets, holiday cottage website domain name, farmhouse curtain & carpets, feed tower, cow matts, dog pens and metal gates and their fittings.

Fodder will likely be available for purchase by the incoming tenant at a valuation agreed between the ingoing and outgoing tenants.
Local Amenities & agricultural services

Coniston village sits to the north of Coniston water with the mountain of the Old Man of Coniston towering above the lake and the village. It is a thriving Lakeland village with a strong community spirit. Today, the village's proximity to dramatic landscapes has given rise to a thriving economy for the ever increasing tourism market. Village amenities include a range of public houses, cafes and restaurants, a garage, retained fire station, medical practice and a number of tourism and convenience shops. The village also has the benefit of both a primary and secondary school. To discover more visit [www.visitcumbria.com/amb/coniston](http://www.visitcumbria.com/amb/coniston)

The nearby towns of Broughton and Coniston provide a range of ancillary trades and support for livestock farming with veterinary practices at Ambleside, Broughton and further afield. There are a number of merchants, cooperatives, agricultural suppliers and dealerships located at local towns including Broughton, Ulverston, Holmrook and Kendal. Auction Marts are located at Broughton, Ulverston and Kendal.

Viewing the property

Viewings are strictly by appointment only and shall be held on the following dates between 10.00 and 16.00hrs:

**Tuesday 10th April & Wednesday 11th April**

Interested parties should e-mail northwestlettings@nationaltrust.org.uk or telephone 015394 35599 to confirm a date and time to attend.

Our staff, as well as the current tenants, will be available on the viewing days to answer any queries. Interested parties may visit the farmhouse and then walk around the land unaccompanied. Unfortunately the self-catering holiday cottage will not be available to view on the day; however photographs of the interior will be made available or can be viewed at [www.tilberthwaitefarmcottage.com](http://www.tilberthwaitefarmcottage.com).

We ask all people attending the viewing days to park in the National Trust & Lake District National Park car parks highlighted on the location plan on page 2, and walk approximately 300 metres to the farm.
Application and tender process

All applications and tenders must be submitted on our application forms provided after the viewing days. We will not accept applications and tenders from any applicants who have not visited the farm on the official viewing days.

Electronic copies of the application form will be available after the viewing days by e-mailing northwestlettings@nationaltrust.org.uk.

Application and tenders should be signed, to certify the information given is correct, and marked as ‘Tilberthwaite tender’ and e-mailed to sarah.lightley-jones@nationaltrust.org.uk or posted to National Trust (SLJ), The Hollens, Grasmere, Ambleside, Cumbria, LA22 9QZ.

Completed applications are to be received by e-mail, or post, by 12 noon on Friday 11th May 2018.

The Trust does not bind itself to accept the highest or any tender.

Applicants should provide any relevant additional information required to substantiate and justify proposals. Applicants should complete full budgets and cash flow projections for their proposals in addition to being willing to provide details of their financial resources.

We realise with all the uncertainties throughout the agricultural industry over the next few years that providing certain budgetary projections could be challenging. We would be happy to consider a range of budgets set within differing scenarios, to understand the effects of any replacement or cuts in schemes/payments and the subsequent implications on the farm business.

The rent should be tendered as a fixed sum on a pounds per annum basis for the first three years. There will be a rent review at the end of year three and thereafter at three yearly intervals. The rent for the first three years will be based on the tender rent. The rent at year three will be based on a market rent under the Agricultural Tenancies Act 1995. The rent will be paid monthly in arrears by Direct Debit.

Selection process

Shortlisting will be based upon the tender submissions and applicants will be notified by telephone and in writing. The selection process will be held at a date to be confirmed (to be held within June).

Following the initial interview process it may be necessary to draw up a further shortlist for secondary interviews and discussions, including a visit to prospective tenant’s current land holding (if any).
The successful candidate will be offered the tenancy of High Tilberthwaite Farm following the selection process with occupation from 1st November 2018.

**Miscellaneous information**

Postal address: High Tilberthwaite Farm, Coniston, Cumbria, LA21 8DG

South Lakeland District Council 01539 733333  
[www.southlakeland.gov.uk](http://www.southlakeland.gov.uk)

Lake District National Park Authority 01539 724555  
[www.lakedistrict.gov.uk](http://www.lakedistrict.gov.uk)

Natural England 0300 060 3900  


Herdwick Sheep Breeders Association 01946 729346 (evenings)  
[www.herdwick-sheep.com](http://www.herdwick-sheep.com)

**Disclaimer**

These particulars are set out as a general outline only for guidance of interested parties and do not constitute part of an offer or contract.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct. Nevertheless, any intending tenant should not rely on them as statements or representations of fact and must satisfy him / herself by personal inspection or otherwise of the correctness of each item.

No responsibility can be accepted for any expense incurred by the intending Lessees in inspecting the property and preparing submissions, irrespective of whether it is let or withdrawn.

**Appendices**

A  Our ambition for nature (A3 plan)
B  Our ambition for nature further information
C  Tenancy plan (A3 plan), field schedule & classification
D  Farmhouse & holiday cottage accommodation & services
Dates to Remember (could be subject to change)

- Viewing Days: Tuesday 10th & Wednesday 11th April (by appointment only)

- Tender submission date: Friday 11th May by 12 noon

- Selection process date: To be confirmed (to be within June)