Troutal Farm
Duddon
Thank you for your interest…

In what we think is a great opportunity for the right people to work at Troutal Farm in the coming years with us in the National Trust. Since our current tenants gave notice in September 2018, we’ve been working really hard to look at how farming in balance with nature 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 – the area is so special that, in 2017, 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 elements of this and we are working to help it continue.

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, our ambition for the land – a shared purpose for the countryside. We know that we can 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 Troutal Farm. Please read on to find out more information about the farm.

Marian Silvester Robin Witchell
General Manager Estate Manager

Our ask

Firstly, have a read of this document, and if you like what you read, visit the farm on the viewing day and talk with us to understand what we are after. If it feels like this could be for you, think about what the future might look like if you were the tenant of Troutal Farm. If you then consider you are the right person for this opportunity, we will need management proposals and tenders for the tenancy of Troutal Farm, a traditional Lake District Farm with a landlord’s flock of Herdwick sheep, situated the tranquil Duddon Valley, in the Western Lake District. We also want to understand how you will work with us.

Our Offer

We are offering to let Troutal Farm on a Farm Business Tenancy with standard repairing obligations for an initial fixed term of 15 years commencing on 25th September 2019. The agreement will include a mutual break clause operational in the Autumn of years 5 and 10 (served by either party specific dates to be agreed between the parties) 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…

- Willingness to work in true partnership and collaboration with us, in accordance with our conservation aims and objectives

- Full understanding, experience and appreciation of the requirements, responsibilities, administration and challenges of running a fell farming business within the current climate.

- Strong shepherding and proven cattle handling knowledge and experience.

- Experience of managing and delivering agri-environment schemes, and a willingness to actively engage with nature friendly farming and environmentally responsible farming systems such as organic / LEAF marque / Pasture Fed Livestock etc.

- Ability and motivation to maintain the landscape features, such as dry stone walls, fences and hedgerows.

- Ideas, innovation and enthusiasm to make a success of the holding.

- Accept and work with 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

Troutal Farmhouse is located approximately 4 miles north-east of the small hamlet of Seathwaite-in-Duddon; 8 miles to Broughton in Furness 19 miles to Ulverston, 25 miles to Barrow in Furness and 40 miles to M6 J36.
Background information

Troutal Farm was purchased by the National Trust in 1958 using funds from a Lake District bequest. Troutal is a relatively late acquisition which followed the donation to the Trust of five other farms in the valley by H H Symonds, the prime mover behind the formation of the Friends of the Lake District, who opposed the Forestry Commission plans to utilise the central Lake District valleys for commercial forestry.

The Duddon Valley runs north to south and the Farmhouse and main steading sits centrally in the valley on a small area of improved land immediately adjacent to the River Duddon, underneath the steep afforested slopes of Harter Fell to the west, and Seathwaite Fell to the east.

Maintaining Troutal as a working farm is an important objective for the National Trust. The Lake District is inscribed as a ‘continuing cultural landscape’ World Heritage Site. To maintain its global status in this regard, the region must retain its authenticity as a landscape of exceptional beauty which continues to be shaped by an indigenous culture based upon traditional farming. The continuation of traditional farming in the Lake District is therefore a critical pillar in retaining World Heritage status and avoiding the region becoming fossilized as a ‘museum’ of past land-use history.

The Duddon Valley is a less-frequented place but it is a rich, beautiful and inspiring landscape with a significant identity and history and retains the agro-pastoral landscape which has inspired poets and conservationists since the 18th century.

Troutal Farm extends to circa 114 hectares with 15 hectares of ‘in-bye’ pasture and meadow and 99 hectares of intake rough grazing. The farm is served with a range of traditional buildings, including a bank barn, cattle housing and a new covered midden. The farmhouse was originally built as a Temperance Hotel in 1894 and has previously been used as B&B accommodation.

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 Pike) 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, holiday cottages and Sticklebarn pub in Great Langdale; as well as other businesses run by tenants.

Our Ambition for land

The National Trust’s strategy document ‘Playing Our Part’ sets out our long term ambitions for the land in our care in the 21st century. ‘Our ambition is to meet the needs of an environment under pressure, and the challenges and expectations of a fast-moving 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’. Our strategy aims to position the National Trust 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, ‘for ever, for everyone’.

The first theme of the Trust’s strategy is ‘Looking after the Nation’s Special Places’ which we will deliver by ‘always trying to conserve, protect and provide access to coast, countryside and historic homes and gardens to the highest standard’. 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 of all humanity.

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 significant contribution to the development of the Lake District landscape, as well as being fundamental to its future.

The second theme of the Trust’s strategy is ‘Restoring a Healthy, Beautiful Natural Environment’. 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, flood alleviation, whilst remaining productive.

This vision for our land is both ambitious and long-term. By 2025 all designated wildlife sites in our care will be on course to be in good ecological condition; we will have created or restored 25,000ha of important habitat types on our land; and fundamentally, ensure that wildlife friendly management practises are the norm across all areas of land that both the Trust and our tenants care for.

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; recognizing 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.
Our Ambition for the land at Troutal

Our land at Troutal will be a leading example of nature friendly farming where an upland fell farm 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 and water at Troutal 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 in the in-bye, to mosaics of rough grassland, wetland and mires, heathland with scattered scrub and open-grown trees across the intakes. Within this network of habitats, areas that have the potential to be particularly species rich will be sensitively managed to allow them to flourish. Grazing management will be tailored to the habitats across the farm and our ambitions for them – actively shepherding to allow recovery and enhancement of sensitive vegetation and species, whilst targeting more intense grazing pressure on those areas, such as coarse grasses and bracken beds, where greater diversity and change will enhance wildlife value. We expect to work with the successful applicant to explore the soil health of the farm, and for soil management to enhance the asset, and for this to be given recognition as good practice. In addition to soil we would expect water courses to be managed in a sensitive way, and for water quality on the farm to be improving through the course of the tenancy.

Many of these gains will be achieved through practicing appropriate grazing and livestock management of existing habitat, supported by targeted areas of new habitat creation. Financial support will be explored through optimising all appropriate grant schemes.

These changes won’t happen overnight. Our ambition for Troutal is long term; 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, and we will be having regular catch-ups with you on the farm to see how things are going.

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

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

Soils on the farm are typical to the local area with well drained stony loamy soils on moderate to steep bouldery slopes. There are also some areas of shallow very acid peaty-topped upland soils and seasonally wet deep peat to loam.

The land is classified between Grade 5 (very poor agricultural land) with the exception of two fields north of Hinning House which are classified Grade 4 (poor agricultural land). All of the holding is considered to be Less Favoured Area – Severely Disadvantaged (SDA), with roughly 85% mapped as above the Moorland Line (SDA Moorland).

The farmhouse and buildings lie at approximately 170m above sea level with the highest point at the top of the intakes at approximately 300m above sea level. The farm experiences an average annual rainfall of approximately 1000 mm. The majority of the land faces west with regard to aspect.
Troutal Farm is to be let as a fell farm carrying a heafed fell flock of pure Herdwick sheep and a cattle enterprise. The Farm carries a landlord’s flock of 146 ewes plus followers.

We expect that the common fell grazing will be continued and form the basis of the future sheep enterprise on the farm. Attached to the farm is the right to graze 850 ewes and followers on Seathwaite Fell (CL29) and 53 sheep or 5 cattle and 3 sheep on High Tongue (CL190) but grazing levels on the farm will have to be appropriate to the capabilities of the land and compatible with the HLS Agreement.

It will be a requirement of the tenancy (and is a condition of the Higher Level Stewardship Scheme) for cattle to be kept on the farm for their conservation value in improving the habitats on intake and moorland where there are dense bracken beds. It is acknowledged that building accommodation and hectares for forage production are limiting factors in the numbers of cattle and it is expected that the cattle enterprise will be based on what the farm can comfortably support without the need for significant import of supplementary feed or import of fertilizer.

Cattle can be housed in the shippon and loose boxes in the traditional range of buildings. A covered midden has been built recently for managing a farm yard manure system.

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 250 breeding ewes plus followers (including landlord’s flock). 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

The farm boundaries at Troutal comprise a substantial amount of dry stone walls, adding a distinct character to the in-bye land as well as long stretches of intake wall. These have been managed using top wire to keep them in a stock proof order. Fences have also been used around areas of new planting and wet flushes on the moor. 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 agreement expiring on the 31st May 2022, with annual payment value of approximately £16,700. This scheme will be transferred to the new tenant.

Details of the above schemes and requirements within them 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 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.

World Heritage Status

Troutal Farm exhibits numerous attributes associated with the first and third themes of Outstanding Universal Value that underpin the Lake District’s inscription as a World Heritage Cultural Landscape.

Troutal Farm makes a significant contribution to the first theme of Outstanding Universal Value, ‘A landscape of exceptional beauty, shaped by persistent and distinctive agro-pastoral traditions and local industry which give it special character’. The farmhouse was built for use as a temperance hotel in 1894 on the site of what was presumably a traditional farmhouse of the seventeenth or eighteenth century. The characterful farmhouse, along with its associated vernacular farm buildings, are a typical expression of the ‘persistent and distinctive agro-pastoral traditions’ that combine to create a landscape of ‘exceptional beauty’. The pattern of contrasting enclosure, with the web of smaller fields surrounding the farmstead contrasting with the larger fell allotments, make an important contribution to the special character of the valley. The contrasting land-use between the mosaic of meadows and pastures on the valley bottom and the rougher grazing on the higher ground.
also continue to the distinctive character of the area. The Lake District is inscribed as an ‘evolved and continuing cultural landscape’ World Heritage Site and one in which the cultural forces which have shaped the landscape are still at work. As such it is important that Troutal Farm is sustained as an authentic, working Lakeland farm and that the physical landscape elements associated with this type of traditional farming are conserved and maintained.

Troutal Farm also exemplifies attributes of the third theme of Outstanding Universal Value, ‘A landscape which has been the catalyst for key developments in the national and international protection of landscapes’. Troutal Farm was acquired by the National Trust in 1958 using part a bequest, this acquisition added to the already substantial landholding of the Trust in the Duddon, a pattern of ownership that had been greatly influenced by the work of H H Symonds. In the 1930s, Symonds, prime mover behind the formation of the Friends of the Lake District, purchased five farms in the Duddon in a reaction to the proposed large scale commercial tree planting by the Forestry Commission which resulted in popular opposition and protest based upon a concern about the landscape impact of conifer plantations. These five farms we donated to the National Trust in 1950. Symonds is rightly seen as being part of a ‘innovative landscape conservation community’ at work in the Lake District which was to have a global reach and is recognised today as influencing in the development of the modern international landscape conservation movement.

**Nature Conservation**

Troutal Farm comprises a range of habitats typical of an upland Lakeland farm. The in-bye land is mostly a suite of agriculturally ‘improved’ and low-diversity grassland. However, it has some potential for restoration to species-rich meadow or pasture through appropriate low-input management. The very rocky intakes on the eastern slopes of the farm support extensive wetlands with peaty soils (flashes and mires) and patchy heath on drier rock ends. An aim here is to improve the structure and enable more of the vegetation to flower, fruit and seed (cotton-grass, heather and bilberry for example) which will require sensitive grazing regimes. There is an area of recent tree planting from which stock will continue to be excluded in order to eventually establish wood-pasture.

The block of land at Nettleslack is particularly special as a mosaic of wetland (including fabulous fen), species-rich grassland, rock outcrops, individual veteran trees, and mature woodland. The area of woodland which forms part of Duddon Valley Woodlands SSSI will be removed from the tenancy at the end of the current HLS agreement, as will the Nettleslack fen.

The National Trust will be solely responsible for management of trees across the farm and will 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.

The River Duddon forms a boundary to much of the farm and is a key natural feature which requires protection from any negative influence on water quality from farming operations. As such there will be continuation of existing woodland buffers and these may need extension in some places.
Woodland and field trees

The woodland and trees on the farm are an important feature of the farm and areas of new planting in the north and east of the holding will have stock excluded as per the terms of the existing HLS agreement. There have also been a number of trees planted in cages across the farm in recent years. The mature woodland in the south west of the holding is part of the Duddon Valley Woodlands SSSI and will be removed from the tenancy on the expiration of the HLS agreement.

The National Trust will be solely responsible for management of trees across the farm and will 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

Troutal is in the heart of the Duddon Valley and has a number of formal Rights of Way and permitted paths passing through the farm. While the Duddon Valley remains one of the less frequently visited valleys in the Lake District, it is popular with outdoor education groups which frequently visit the farm.

The National Trust works on the principle of ‘Everyone Welcome’, and the successful tenant will need to be happy with public access around the farm.

Archaeology & historic environment

The National Trust’s Historic Buildings, Sites and Monuments Record identifies 32 features of local or regional significance on land belonging to Troutal Farm. 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 as a result of agricultural activity or permitted development.

All sites will be listed and marked on a plan attached to the Tenancy Agreement.

The Trust highly values the walled boundaries and their historic pattern. As such, all walls are to be maintained and all stone walls and their footings are to remain in-situ.

The intent to undertake any major wall rebuilds require notification to the Trust to ensure that any significant historic features are protected.
The farmhouse

Troutal Farmhouse was built as a Temperance Hotel in 1894. It has a central hall plan with 2 rooms flanking either side on the ground floor. The accommodation is set over 3 floors.

The accommodation consists of a large kitchen with living room, a sitting room, a study/dining room and two utility rooms on the ground floor. On the first floor are 3 double bedrooms and a bathroom, two of the bedrooms being equipped with en-suite facilities. The third floor has two further bedrooms making use of a former loft space.

<table>
<thead>
<tr>
<th><strong>Ground Floor</strong></th>
<th><strong>Dimensions</strong> (all measurements are approximate)</th>
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<tbody>
<tr>
<td>Entrance Hallway</td>
<td>2.4m x 2.1m</td>
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<tr>
<td>Shower/wet room</td>
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<tr>
<td>Office</td>
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<td>Dining Room</td>
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<tr>
<td>Sitting Room</td>
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<th><strong>First Floor</strong></th>
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<tr>
<td>Bedroom 1</td>
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<td>Bedroom 2 (en suite)</td>
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<tr>
<td>Bedroom 3 (en suite)</td>
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<tr>
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<th><strong>Second Floor</strong></th>
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<tr>
<td>Bedroom 4</td>
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<tr>
<td>Bedroom 5</td>
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Services are mains electricity and telephone, water is from a private supply which passes through a filtration and UV treatment system, which is shared with the residential let property at Browside. Sewerage is to a private septic tank. The Tenant is to pay council tax and all other outgoings relating to the property. An Energy Performance certificate for the farmhouse will be available on the viewing day.
**Farm buildings** (all measurements are approximate)

1. **Lean-to**  
   *External dimensions: 4m x 9.2m*  
   Stone built feed store

2. **Traditional stone bank barn**  
   *External dimensions: 15.5m x 9.2m*  
   Traditional two storey barn used for hay storage with shippons and loose boxes on ground floor

3. **Cubicle building**  
   *External dimensions: 16.3m x 9.8m*  
   Open fronted stone built building used as general storage and occasional stock housing

4. **Covered midden**  
   *External dimensions: 5.2m x 9.0m*  
   Concrete block walls and floor with Yorkshire Boarding to eaves

5. **Range of stone buildings**  
   *External dimensions: 8.3m x 5.3m*  
   Detached range of buildings by the Farmhouse including WC, Store/Workshop and Dog Kennels
Sheep handling

Sheep pens and handling facilities are located in the paddock to the south of the bank barn.

There are no appropriate dipping facilities on the farm and the Tenant will be expected to manage the flock using pour-ons/injectibles or mobile dipping facilities.

The traditional farm buildings & diversification opportunities

The bank barn and adjoining traditional offshoot are currently used for agricultural purposes, however if potential is seen for suitable farm diversification proposals, we are happy to consider such future opportunities. No alteration, modification or additions to the buildings will be allowed without obtaining our written consent. The Farmhouse has previously been used for B&B.

Sale of fixtures & 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

The Duddon is a peaceful valley valued for its unspoilt scenery by walkers, climbers and mountain bikers. The small village of Seathwaite is famed for the 16th century Newfield Inn while nearby Ulpha has a small shop and post office with everyday goods.

The nearby towns of Broughton and Coniston provide a range of ancillary trades and support for livestock farming with veterinary practices at Egremont and Broughton in Furness. 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 date between 10.00 and 16.00hrs:

Friday 21st June 2019

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

Our staff will be available on the viewing days to answer any queries. Interested parties may visit the farmhouse and then walk around the land unaccompanied. Parking will be in the field opposite the sheep pens, and will be signed on the day.
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 ‘Troutal tender’ and eailed 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 12th July 2019**

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.

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 Troutal Farm following the selection process with occupation from **25th September 2019**.
Miscellaneous information

Postal Address: Troutal Farm, Seathwaite, Broughton in Furness, LA20 6EF

Copeland Borough Council www.copeland.gov.uk 01946 598300
Lake District National Park Authority www.lakedistrict.gov.uk 01539 724555
Natural England www.gov.uk/government/organisations/natural-england 0300 060 3900
Environment Agency www.gov.uk/government/organisations/environment-agency 0370 850
6506 Herdwick Sheep Breeders Association (evenings) www.herdwick-sheep.com 019467 29346

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  Field schedule
Dates to Remember (could be subject to change)

- Viewing Day: Friday 21st June 2019 (by appointment only)
- Tender submission date: Friday 12th July 2019
- Selection process date: To be confirmed
Appendix A
Our ambition for nature (A3 plan)
Appendix B
Field schedule
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