



LAND AT BIRKS HEAD, LONG MARTON APPLEBY IN WESTMORLAND CA16 6BU

A single field enclosure offering excellent grazing comprising 13.62 acres (5.51ha) with the benefit of mains water supply and roadside access.

**For Sale by Private Treaty
Guide Price £95,000**



Location

The land is located to the north of Long Marton, directly opposite Birks Head. The town of Appleby is approximately 4 miles to the South East whilst the town of Penrith is approximately 12 miles to the West.

Directions

From Penrith take the A66 east. After approximately 10 miles take the exit signed Long Marton, Brampton, Dufton. At the junction turn left towards Long Marton. Continue through the village and bear right towards Knock. Continue for approximately ½ mile and the field is located on the left.

Description of Land

An excellent block of grazing land extending in total to 13.62 acres (5.51 hectares). The land comprises a single field enclosure of permanent pasture grassland. The land benefits from roadside access and a mains water supply.

Nitrate Vulnerable Zone

The land is not situated within a NVZ.

Tenure

The property is offered for sale as a whole with vacant possession upon completion.

Basic Payment Scheme

There are 5.51 Non-SDA entitlements for the land included in the sale.

The cost of transferring these entitlements will be £250 + VAT, payable by the Buyer(s).

Environmental Schemes

The land is not subject to any stewardship schemes.

Sporting and Mineral Rights

The sporting and mineral rights are included in the sale insofar as they are owned.

Method of Sale

The land is offered for sale by Private Treaty, as a whole. The seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

Burdens

The property is sold subject to all rights including rights of way, whether public or private rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Buyers will be held to have satisfied themselves as to the nature of such burdens and for further details are advised to contact the Sellers Solicitor: Charlotte Birtles, Arnison Heelis, 7 Boroughgate, Appleby CA16 6XF. Tel: 01768 351591

Services

There is a mains water supply to the land.

| Field No. | Ha | Acres | Description |
|--------------|-------------|--------------|-------------|
| 1 | 5.51 | 13.62 | Grazing |
| Total | 5.51 | 13.62 | |

Viewing

Viewing is permitted at any reasonable time with the possession of a set of these particulars constituting authority to view. Anyone viewing is respectfully asked to ensure that any gates are securely closed on leaving the land.

Exchange of Contracts and Completion

Exchange of contracts, it is anticipated, shall take place within one month of an offer being accepted. The Buyer, at this point, will be required to pay a deposit amounting to 10% of the purchase price. The deposit will be non-returnable in the event of the Buyer being unable to complete the sale for any reasons not attributable to the Sellers or their agents.

Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic id, ie driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: call into our office with, or post to us, the original documents for us to copy; or a certified copy provided via your solicitor

IMPORTANT NOTICE

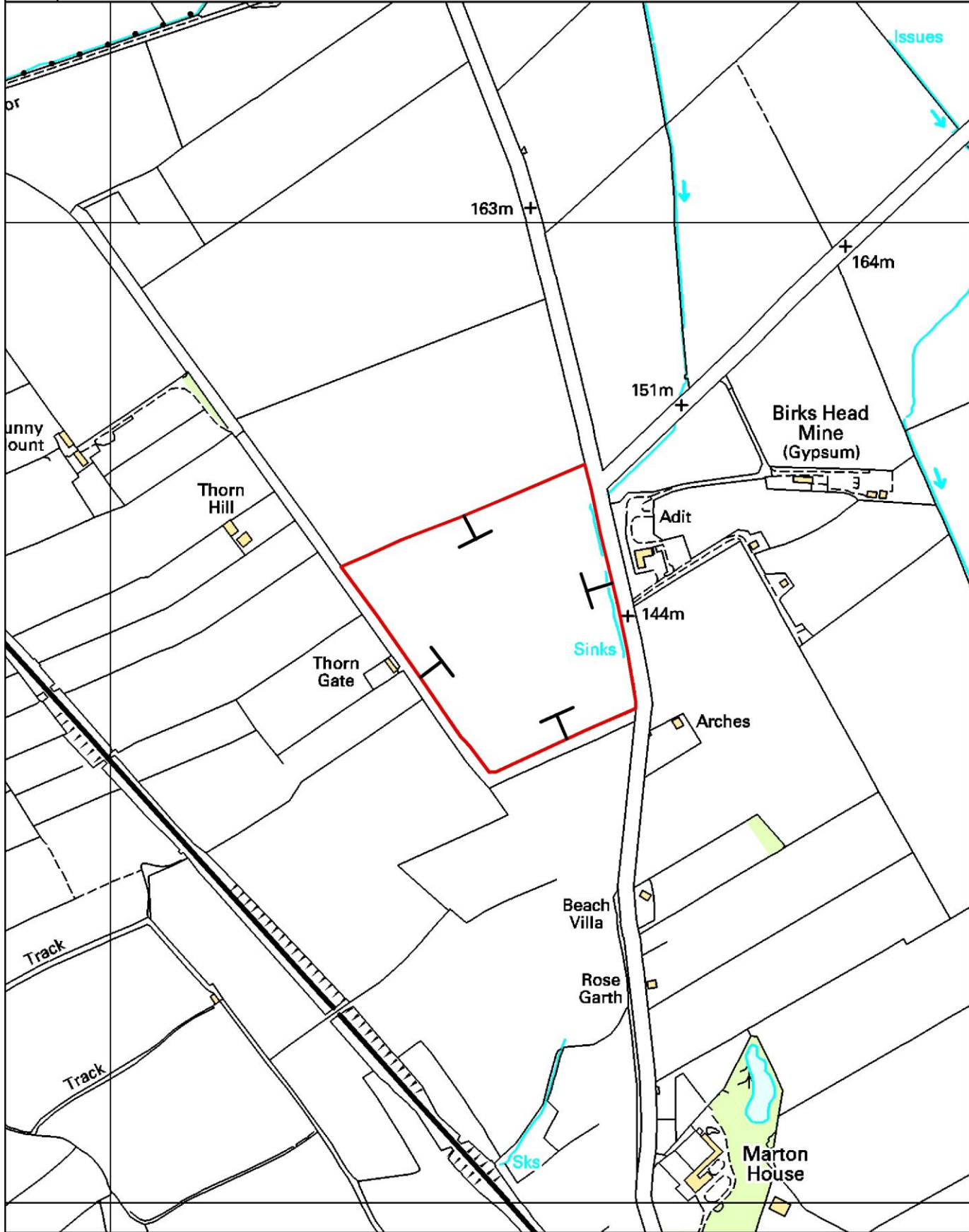
H&H LAND AND PROPERTY Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of H&H LAND AND PROPERTY Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND AND PROPERTY Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND AND PROPERTY Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND AND PROPERTY Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **January 2017**

Land at Long Marton



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Date: January 2017
Our Ref: HE69
Plan No: 1
Scale @ A4:
Illustration Only



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