



## **LAND NEAR LITTLE BARROCK CARLETON, CARLISLE, CA4 0DA**

A productive block of Grade 3 grazing/mowing land extending to 49.64 acres (20.10ha) together with a Dutch barn and a traditional stone barn which may be suitable for residential conversion, subject to relevant consents.

**For Sale as a Whole or in Three Lots by Private Treaty  
Guide Price as a Whole £515,000**



### Location

The land is located approximately 1.5 miles East of the small village of Wreay and approximately 6 miles South of the City of Carlisle.

### Directions

Leave the M6 motorway at junction 42. At the roundabout take the exit onto the A6 heading south sign posted Penrith A6 and continue on this road for approximately 2.5 miles. Turn right towards Wreay, the land is located on the right just after the junction.

### Description

The land extends in total to 49.64 acres (20.08ha) and is accessed directly from the public highway.

### Lot 1: 41.27 acres (16.71ha)

#### Guide Price: £410,000

A useful block of good quality grazing/mowing land extending to 41.27 acres (16.71ha). The land benefits from roadside access onto both the A6 and the Wreay side road. The boundaries are mixture of hedges and post and wire fencing, all in good order. Shown edged red on the attached plan.

### Lot 2: 4.52 acres (1.83ha)

#### Guide Price: £60,000

Two field enclosure extending to 4.52 acres (1.83 ha) of good quality grazing/mowing land. The land benefits from roadside access. The boundaries are mixture of hedges and post and wire fencing, all in good order. Shown edged blue on the attached plan.

There land also benefits from a stone barn and a Dutch barn. The stone barn has the potential to be converted subject to the relevant consents.

### Lot 3: 3.85 acres (1.56ha)

#### Guide Price: £45,000

A single field enclosure extending to 3.85 acres (1.56 ha) of good quality grazing/mowing land. The land benefits from roadside access. The boundaries are mixture of hedges and post and wire fencing, all in good order. Shown edged yellow on the attached plan.

### Nitrate Vulnerable Zone

The land is not situated within a nitrate vulnerable zone

### Tenure

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

### Basic Payment Scheme

The land is registered for Basic Payment purposes. The Entitlements are included in the sale, and will be transferred to the successful Buyer(s).

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: Jonathan Carroll, Cartmell Shepherd, Montgomery Way, Rosehill, Carlisle, CA1 2RW.

The purchaser of Lot 2 will be required to erect a stock proof fence between points A & B on the plan.

### Services

All field enclosures benefit from a good mains water supply.

## Lot 1

Field No.	Ha	Acres	Description
1	4.51	11.14	Mowing/Grazing
2	2.75	6.79	Mowing/Grazing
3	3.79	9.36	Mowing/Grazing
4	3.25	8.03	Mowing/Grazing
5	2.41	5.95	Mowing/Grazing
<b>Total</b>	<b>16.71</b>	<b>41.27</b>	

## Lot 2

Field No.	Ha	Acres	Description
6	1.50	3.70	Mowing/Grazing
7	0.33	0.82	Mowing/Grazing
<b>Total</b>	<b>1.83</b>	<b>4.52</b>	

## Lot 3

Field No.	Ha	Acres	Description
8	1.56	3.85	Mowing/Grazing
<b>Total</b>	<b>1.56</b>	<b>3.85</b>	

### 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

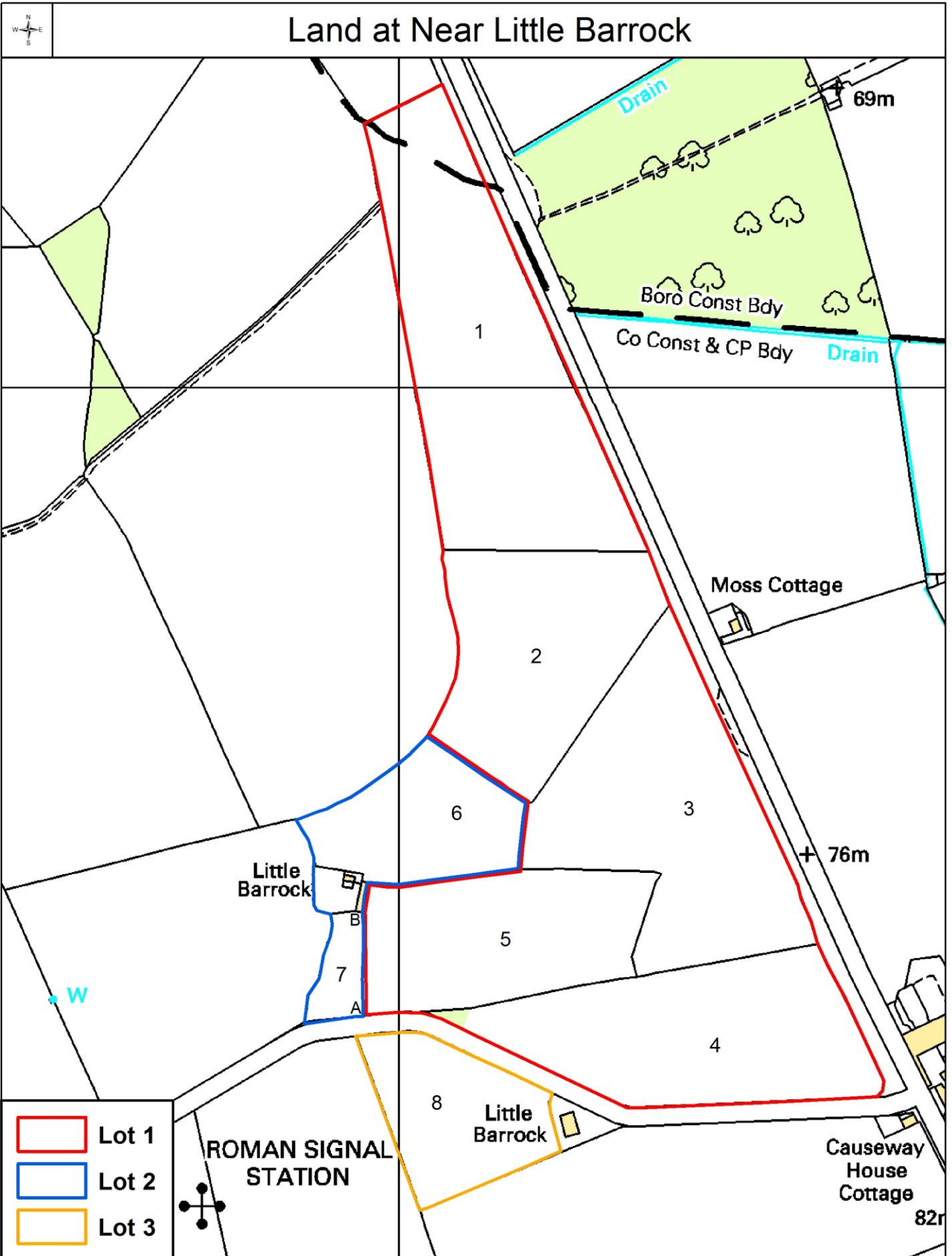
H&H LAND AND PROPERTY Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (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.
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- (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, **March 2017**

# Land at Near Little Barrock



- Lot 1
- Lot 2
- Lot 3

**ROMAN SIGNAL STATION**

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Date: March 2017  
Our Ref: HM9C  
Plan No: 1  
Scale @ A4: Illustrations  
Purpose Only

0 40 80 160 Meters



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The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Prospective purchasers are advised to check the availability of any property before travelling any distance to view.