



## **LAND & BARN AT WEST HALL BRAMPTON CA8 2EH**

A single field enclosure of good quality grazing land extending in total to 3.41 acres (1.38ha) together with a stone barn. The land benefits from roadside access and a water supply from a neighbouring borehole.

**For Sale by Private Treaty  
Guide Price £25,000**



### Location

The property is located just to the North of the small rural Hamlet of West Hall, which lies approximately 7 miles to the South West, Gilsland is approximately 5 miles to the East and Junction 43 of the M6 is approximately 13 miles to the South West.

### Directions

From Junction 43 of the M6 follow the A69 heading towards Brampton, at the roundabout take the second exit into Brampton then turn left onto the A6071 heading to towards Longtown after going over the bridge turn right signposted Walton, continue through Walton then take the B6318 on the right signposted Gilsland/Greenhead. Continue along this road then turn left signposted Lees Hill. Continue to the crossroad then turn right. The land is situated on the right hand side.

### Description

A single field enclosure extending in total to 3.40 acres (1.38ha). The field has previously been fenced into two enclosures and has the benefit of roadside access at both top and bottom. The Stone Barn measures 4.88m x 4.46m and has an asbestos cement roof covering and double timber doors.

### Environmental Schemes

The land is not entered into any Schemes.

### Entitlements

The land is registered for Basic Payment purposes and 1.38 entitlements will be included in the sale.

N.B. prospective buyers should be aware of the minimum claim area of 5ha for BPS. If a purchaser has no other entitlements relating to other land, the entitlements will not be transferred

The cost of transferring these entitlements will be £250 plus VAT, payable by the Buyer. For the avoidance of doubt the Seller has made the 2018 claim and will retain the payment in full.

### Tenure

The property is offered for sale Freehold with Vacant Possession being given on completion.

### 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.

### Method of Sale

The property is to be offered for sale as a whole by Private Treaty. 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.

Reference	Area (ha)	Area (acre)
NY5668 5007	0.78	1.93
NY5668 4913	0.60	1.48
<b>TOTAL</b>	1.38	3.41

### 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 Purchasers will be held to have satisfied themselves as to the nature of such burdens.

### 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:

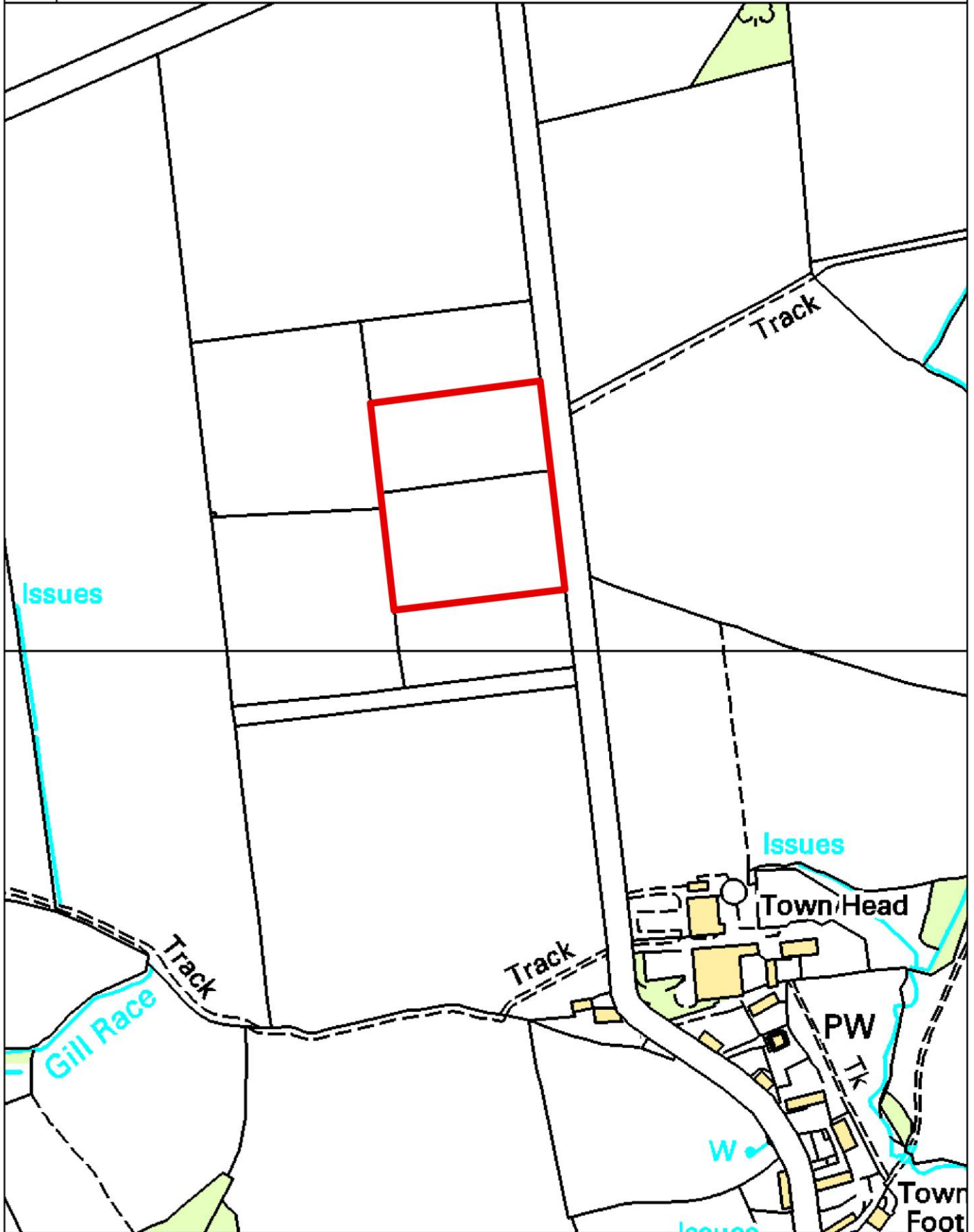
- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and 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: **October 2018**



# West Hall



Crown Copyright 2009.  
All rights reserved.  
Licence number 100020449

Date: October 2018  
Our Ref: HH340  
Plan No: 001  
Illustration Purposes Only



Borderway, Rosehill, Carlisle, CA1 2RS Tel: 01228 406260 [www.hhland.co.uk](http://www.hhland.co.uk)