



## **AMENITY WOODLAND AT BLENCARN PENRITH CA10 1TX**

A single field enclosure extending to 2.03 acres (0.82ha) of amenity woodland of native broadleaf species, located in a secluded location with excellent panoramic views at the base of the North Pennines Area of Outstanding Beauty.

**For Sale by Private Treaty  
Guide Price £20,000**



### **Location**

The land is located on the outskirts of the village of Blencarn which lies approximately 10.5 miles to the East of Penrith.

### **Directions**

From Penrith take the A66 heading West, then take the left hand turn signposted Culgaith/Temple Sowerby/Cliburn then turn right onto the B6412 signposted Culgaith/Temple Sowerby. Continue into Culgaith and turn right signposted Skirwith/Melmerby, at the crossroads turn right signposted Newbiggin, then take first left and continue into Blencarn. In Blencarn turn left signposted Kirkland/Milburn/Appleby then turn right up the no through road.

### **Access**

Access to the land is by foot, 4x4 or via ATV over The Rigg common land accessed through the gate at the end of the no through road.

### **Description**

The land has gated access into the Common land and is bounded by a mixture of stone walls and post and wire fences.

The land was planted approximately 12 years ago with indigenous species including Alder, Oak, Beech, Scots Pine and Hornbeam.

### **Woodland Grant Scheme**

The land was planted as part of a Woodland Grant in 2007. There is a desire to see the area maintained as woodland, however we understand there is no obligation to do so.

### **Method of Sale**

The land is 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.

### **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. Please ensure that access is made by foot only from the public highway.

### **Sporting & Mineral Rights**

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

### **Tenure**

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

## 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 and for further details are advised to contact Seller's Solicitor: Kevin Lowther, Gaynham King & Mellor, 29 Boroughgate, Appleby in Westmorland CA16 6XG

## 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

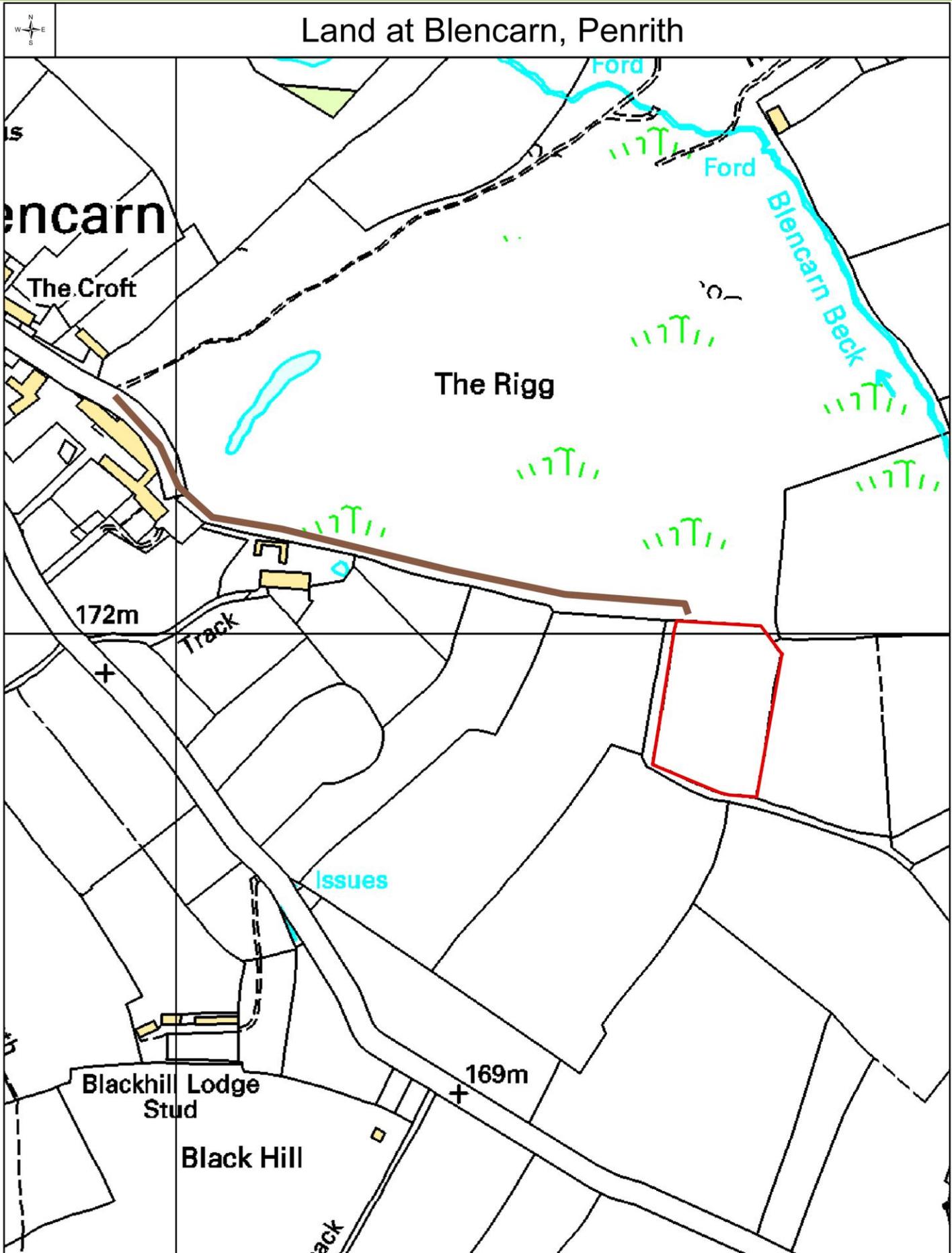
H&H LAND AND PROPERTY Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (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;
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- (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 2019**

# Land at Blencarn, Penrith



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Illustration Only



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