



## **Stables, Building & Land**

### **Tallentire, Cockermouth CA13 0NS**

Excellent equestrian facilities comprising general purpose shed, L shaped stable block providing four stables and tack room, all weather outdoor arena and land extending in total to 14.90 acres (6.03ha)

**Guide Price £200,000**



### Location

The property is located just off Fernleigh Close in the village of Tallentire, which lies approximately 4.5 miles to the North of Cockermouth and approximately 15 miles South West of Wigton.

### Directions

Leave the A595 when signposted Bridekirk/Tallentire, continue into the village of Tallentire, follow the one way system then turn left onto Fernleigh Close, the access track is on the right hand side on the bend, before entering the cul de sac. The property is located on the right hand side.

### Description

#### General Purpose Building

12.05m x 10.15m. Steel portal frame with blockwork walls rendered externally, profile steel roof cladding and concrete floor, double doors to the front elevation and a sliding door to the rear.

#### Concrete Apron

#### L Shaped Stable Block

Again block built walls, rendered externally, profile steel roof covering, concrete floors with rubber matting to each of the four stables.

Stable 1 – 4.00m x 3.85m; Stable 2 – 4.00m x 3.85m.

Tack Room – 6.10m x 6.10m; Stable 3 – 4.00m x 3.85m;

Stable 4 4.00m x 3.85



### Large Hardcore Yard

#### Outdoor Arena

40.00m x 20.00m. All weather arena with layers of terram mat, hardcore, drains with pea-gravel, clean stone, non-slip membrane, silica sand and rubber chippings, the arena is surrounded by post and rail fencing.



#### Access

Access is gained via a concrete track leading from Fernleigh Close as shown on the plan, neighbouring land owners have right of access along this track.

#### Services

The buildings are wired for mains electricity, however there is currently no mains supply and a generator is used. Shared mains water supply with service pipes to the fields.

#### The Land

The land lies in four field enclosures as per the field schedule. Field No 1 is deemed to have long term potential for residential development.

#### Nitrate Vulnerable Zone

The land lies within a Nitrate Vulnerable Zone.

Field No	Field Reference	Ha	Acres	Description
1	NY1035 8723	0.73	1.80	Grazing/Mowing
2	NY1035 9218	1.10	2.72	Grazing/Mowing/Buildings/Yard/Arena
3	NY1134 2898	3.22	7.96	Grazing/Mowing
4	NY1134 4085	0.98	2.42	Grazeable woodland
		<b>5.03</b>	<b>14.90</b>	

### Clawback

We are informed that there is a previous 50 year from 27 May 2007 clawback/overage provision whereby 50% of any increase in value of the property resulting in grant of planning permission for non-agricultural purposes will be paid to a previous owner.

### 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. The cost of transferring these entitlements will be £250 + VAT, payable by the Buyer(s). For the avoidance of doubt the Seller will make the 2019 claim and will retain the payment in full.

### Sporting & Mineral Rights

The sporting and mineral rights are now owned.

### 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 property.

### Tenure

The property is offered for sale Freehold with vacant possession on completion.

### Method of Sale

The property is offered for sale by Private Treaty as Whole. The Vendors reserve the right to exclude any of the property shown or to generally amend the particulars.

### 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 the Vendor's Solicitor: Ms K Calder, Hewitts Solicitors, Freemans Place, Haughton Road, Darlington DL1 1SZ.

### IMPORTANT NOTICE

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

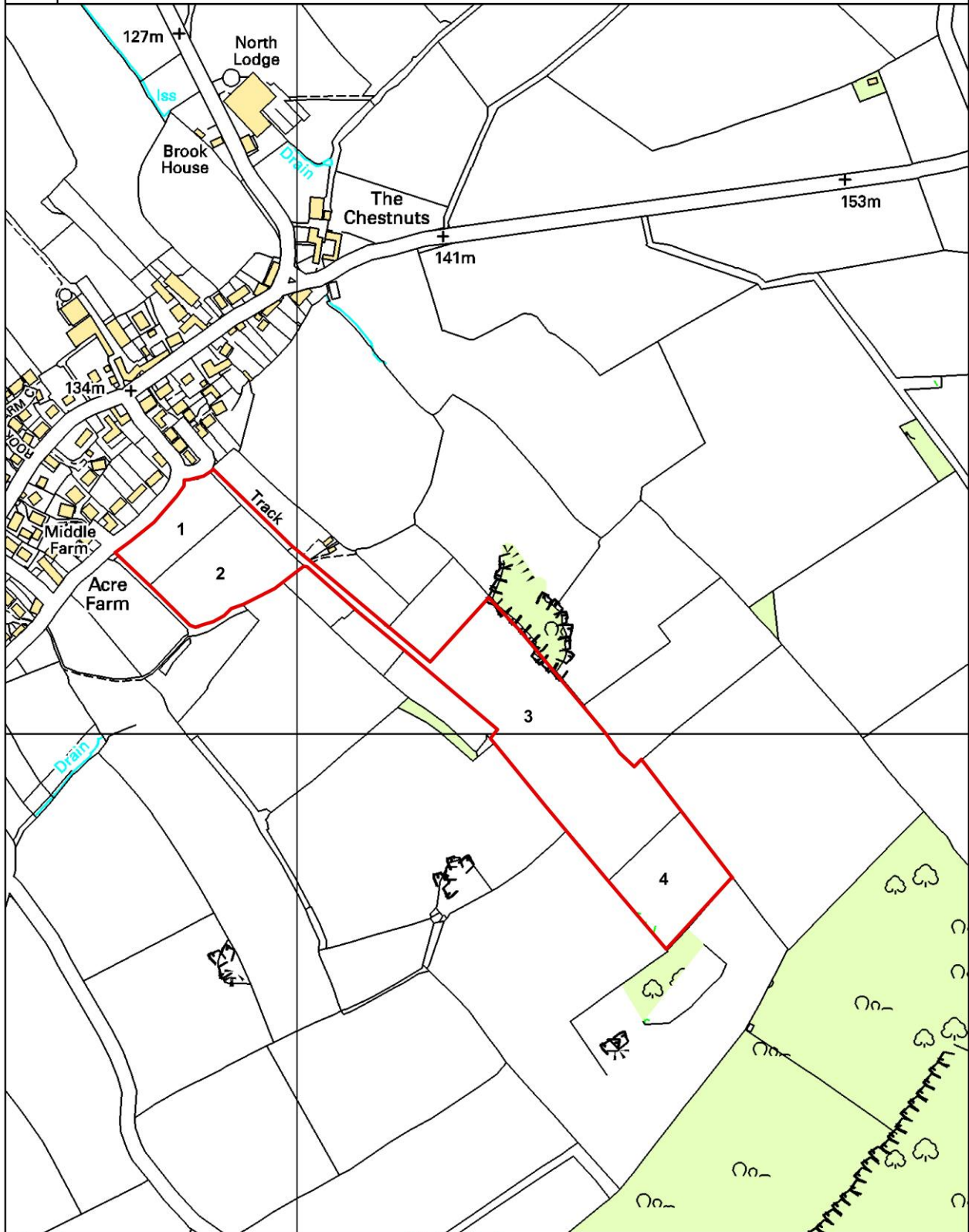
- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and 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;  
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- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES 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 & ESTATES 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: July 2019



# Building & Land at Tallentire



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For illustration purposes  
only

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