

Edwin
Thompson



HARKER MOSS, CARLISLE CUMBRIA CA6 4DQ

A BLOCK OF BIRCHWOOD ON THE SITE OF AN OLD LOWLAND PEAT MOSS ALONG WITH AREAS OF GRAZING LAND EXTENDING IN TOTAL TO APPROXIMATELY 8.56 HECTARES (21.14 ACRES).

THE LAND MAY BE SUITABLE FOR A VARIETY OF USES INCLUDING REGENERATIVE AGRICULTURE, CARBON OFFSETTING AND PEAT RESTORATION SUBJECT TO OBTAINING THE RELEVANT CONSENTS.

LOCATION

The land is situated to the north of Kingstown, adjacent to the National Grid Harker Sub Station and the M6 Motorway within the county of Cumbria. The City of Carlisle lies approximately 4.5 miles from the property.

DIRECTIONS

Take the Junction 44 exit off the M6 motorway. At the Graymoorhill Interchange, take the 4th exit onto A7. Continue for approximately 0.7 miles then take a left turn onto Low Harker. After approximately 0.7 miles take a right turn and continue for approximately 0.5 miles, the property will be located on the left-hand side.

DESCRIPTION

The sale of the Land at Harker Moss offers an opportunity to acquire a useful parcel of land situated adjacent to the M6 motorway and the National Grid Sub Station. The land extends in total to approximately 8.56 hectares (21.14 acres). The majority of the land is made up of birch trees which have developed on the site of an old lowland peat moss. In the past certain areas of the land has been used for grazing purposes. The land benefits from access directly off the public highway.

The land is designated as Deciduous Woodland in the Priority Habitat Inventory and also as Lowland Raised Bog.

The area immediately around the site is currently being considered for battery storage projects, solar projects and an extension to National Grids Harker Sub Station.

The property has the opportunity to be used for a variety of different uses such as regenerative agriculture, carbon offsetting, habitat mitigation or tree planting subject to obtaining the relevant consents.

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty. Offers should be submitted in writing to Mr Matthew Bell, Edwin Thompson, FIFTEEN, Rosehill, Carlisle

The vendor reserves the right to withdraw / exclude any of the land shown at any time and to generally amend the particulars for sale and method of sale. Therefore, prospective purchasers are advised to register their interest with the selling agents. Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice.

MINERAL RIGHTS

The mineral rights are held by a third party and are therefore not included within the sale.

SPORTING RIGHTS

The sporting rights are included within the freehold sale, as far as they are owned.

BASIC PAYMENT SCHEME

The land is not registered under the Rural Land Register for the Basic Payment Scheme. There are no entitlements included within the sale.

ENVIRONMENTAL STEWARDSHIP SCHEME

The land is not currently in a Countryside Stewardship Agreement.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with any benefit of all rights of way, whether public or private and any existing or proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not. The buyer will be held to satisfy himself or herself on all such matters.

There is a high voltage power line which crosses the property.

VIEWING

All viewings must be pre booked with the selling agents.

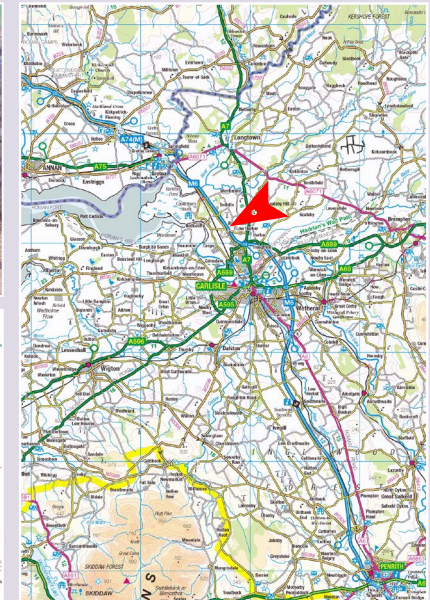
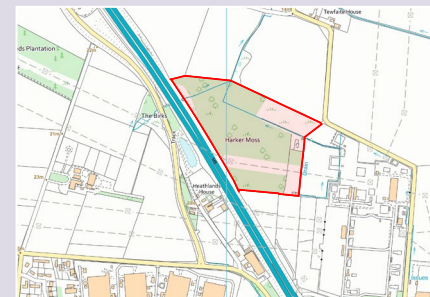
MONEY LAUNDERING REGULATIONS

The successful purchaser(s) should be aware that they will be required to provide the vendors agent with documents in relation to Money Laundering Regulations. Further details are available upon request.

SELLING AGENT

Mr Matthew Bell MRICS FAAV
Edwin Thompson
FIFTEEN
Rosehill
Carlisle
CA1 2RW
Tel: 01228 548385

Email: m.bell@edwin-thompson.co.uk
m.proctor@edwin-thompson.co.uk



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this land and property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in April 2023