

Edwin
Thompson



LAND AT SOCKBRIDGE

PENRITH, CA10 2JT

A BLOCK OF GOOD QUALITY AGRICULTURAL LAND EXTENDING IN TOTAL TO
APPROXIMATELY 5.13 HECTARES (12.68 ACRES)

GUIDE PRICE £140,000



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Land at Sockbridge

Penrith, CA10 2JT

Penrith
3.70 miles

Keswick
19.50 miles

Cockermouth
33.30 miles

Carlisle
22.10 miles

(all distances are approximate)

What3Words:///missions.endings.weeknight

A BLOCK OF GOOD QUALITY AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 5.13 HECTARES (12.68 ACRES) WITH THE BENEFIT OF SINGLE BANK FISHING RIGHTS OF THE RIVER EAMONT

FOR SALE IN ONE LOT

Land at Kirkland extending to approximately 5.13 hectares (12.68 acres) of agricultural land.
Offers Over - £140,000 (One Hundred and Forty Thousand Pounds)

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within.

LOCATION

The property is situated in close proximity to the village of Sockbridge, Penrith, in the Westmorland and Furness District in the County of Cumbria approximately 3.70 miles south west of Penrith. The land is located in a single field enclosure with access leading down a private track off the public highway.

DESCRIPTION

The sale of the land at Sockbridge, offers an opportunity to acquire a useful parcel of productive agricultural land of which all has been ploughed and grown arable crops in the past. Extending in total to 5.13 hectares (12.68 acres). All of the land is classed as Grade 3 agricultural land and the soils are described as freely draining, slightly acidic loamy soils, best suited to arable and grassland production.

The land is accessed from a private access track leading to the public highway.

The property benefits from single bank fishing rights on the River Eamont.

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, CA1 2RW

The vendor reserves the right to withdraw / exclude any of the land shown at any time or sell the land without notice 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.

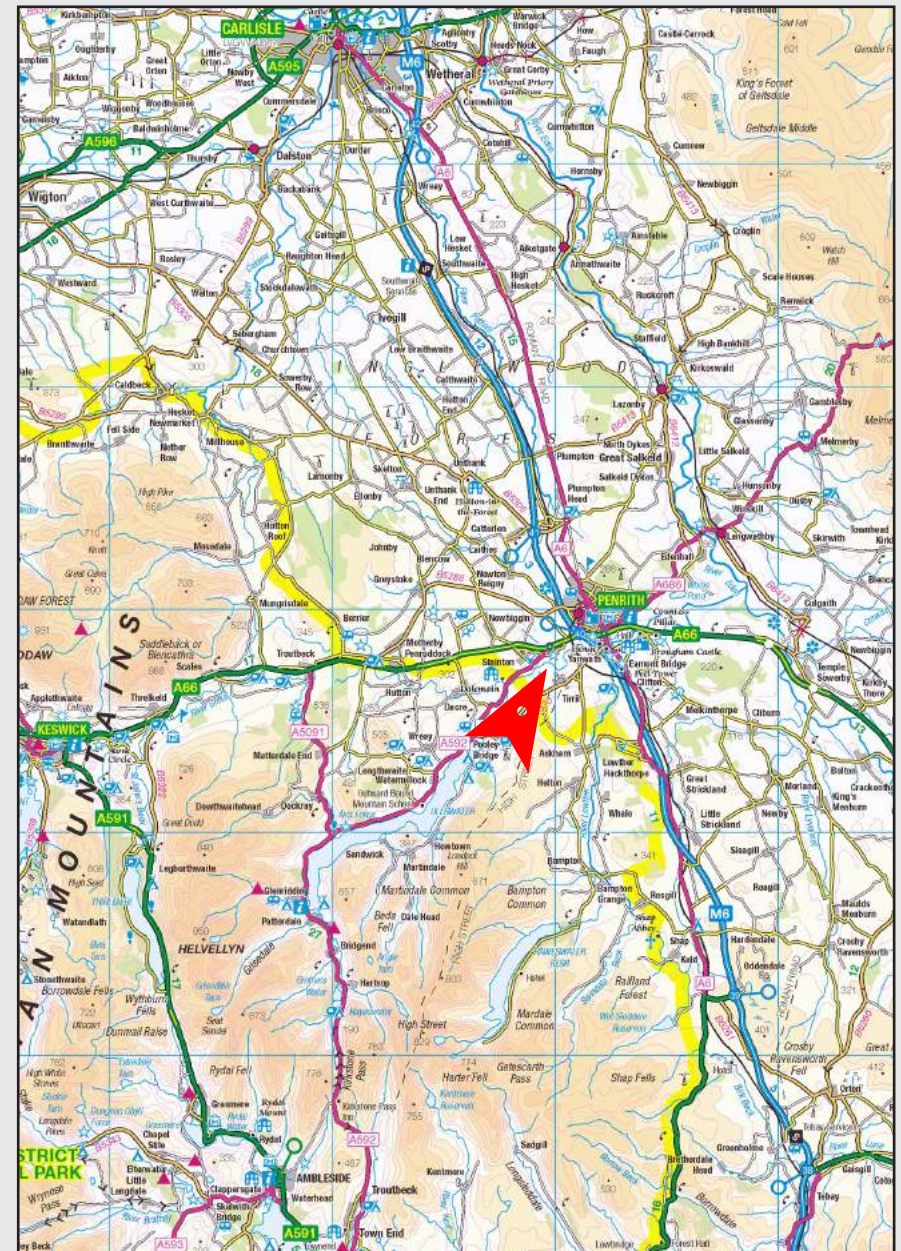
Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice.

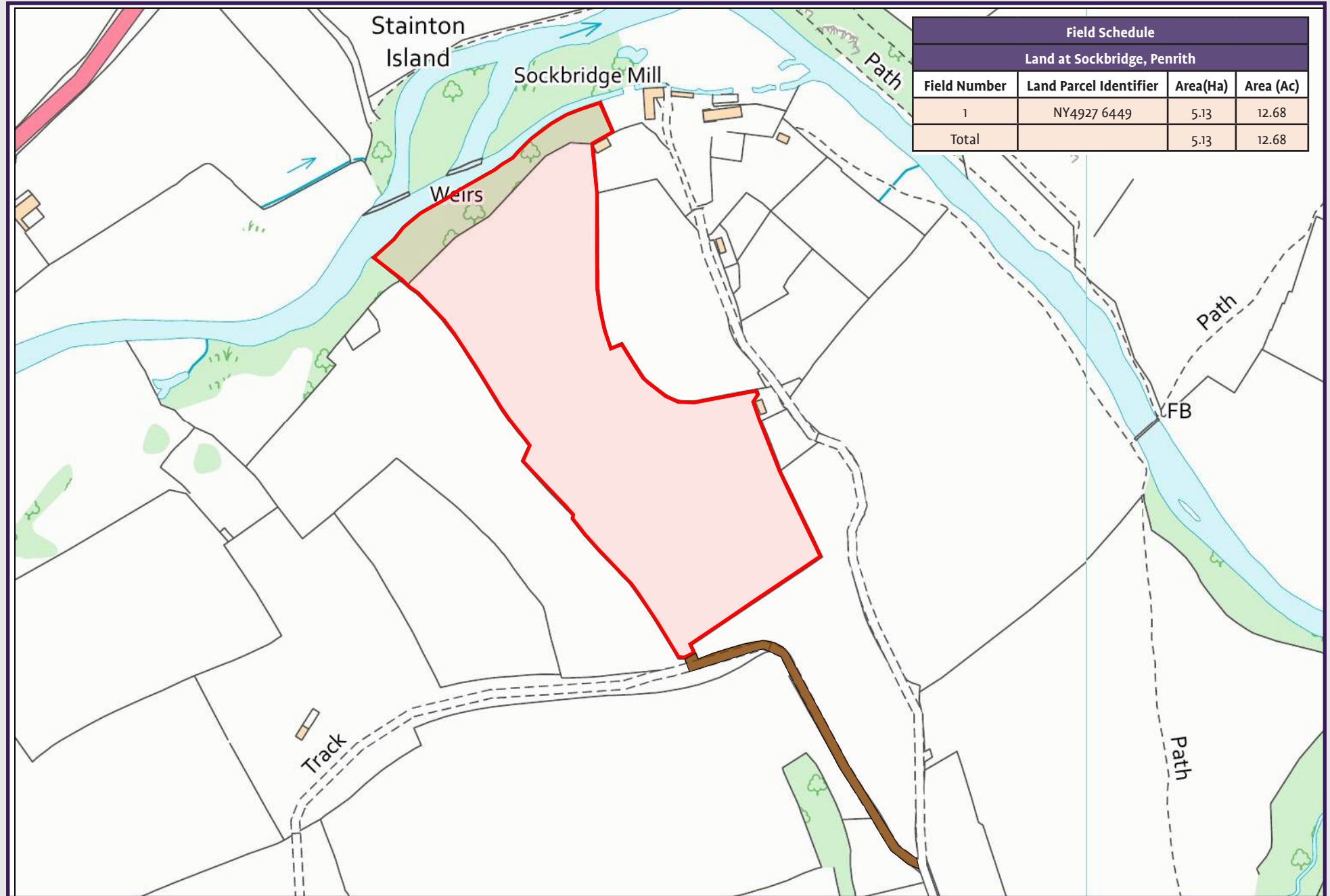
WATER

The property doesn't benefits from a water supply.

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession being given upon completion.







SPORTING AND MINERAL RIGHTS

The property benefits from single bank fishing rights on the River Eamont.

The mineral rights are excluded as they are owned by a third party.

ENVIRONMENTAL STEWARDSHIP SCHEME / SFI

The land is not entered into any Environmental Stewardship Scheme or SFI Scheme.

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.

VIEWING

The property can be viewed during daylight hours with a set of these details to hand. If there are any queries, please do not hesitate to contact Matthew Bell in the Carlisle office on 01228 548385.

COMMON LAND

There is an area of common land included within the sale of the property. Further details are available from the sole selling agent.

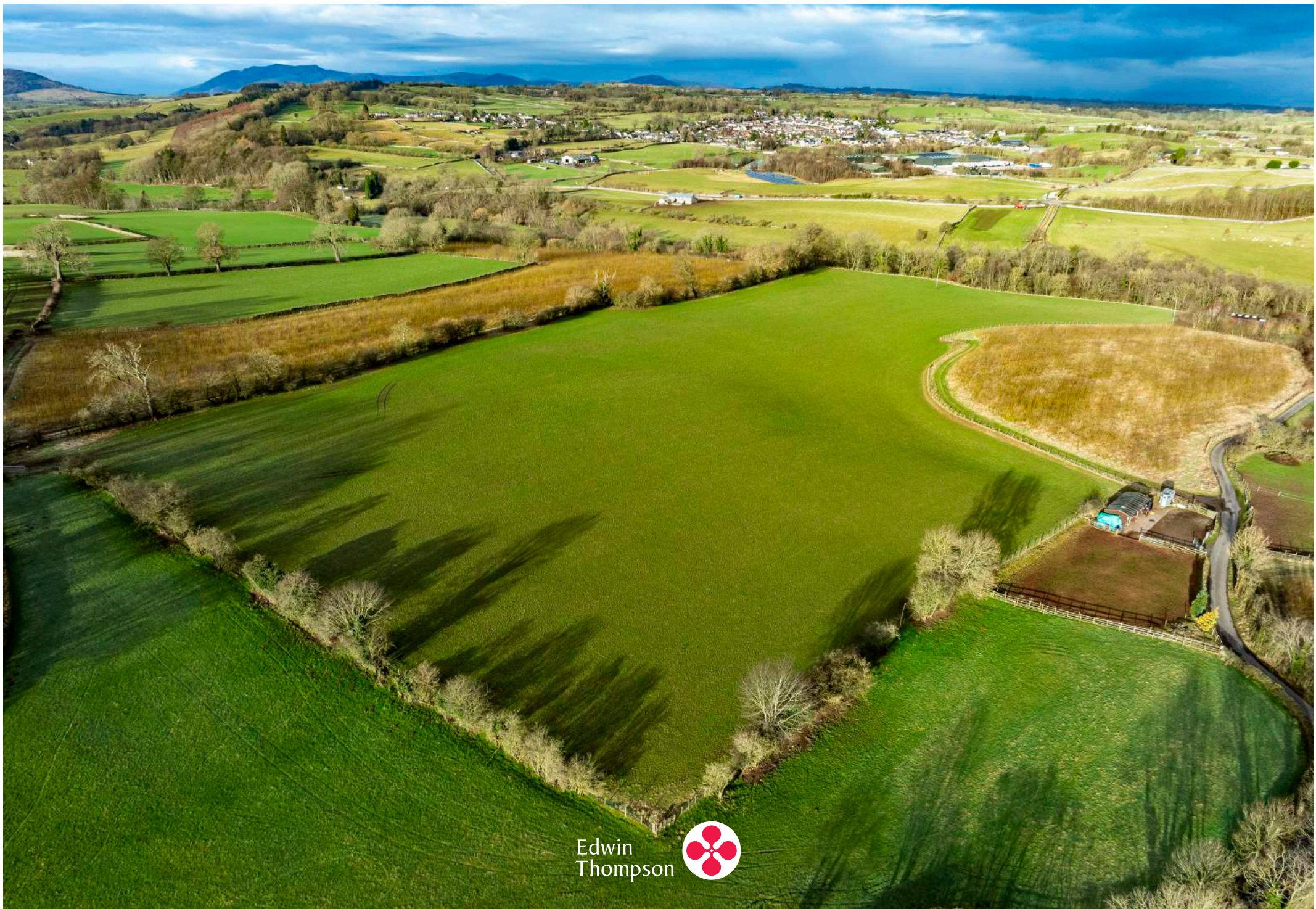
MONEY LAUNDERING REGULATIONS

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





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Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

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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 March 2024