

REF: S38/V4

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Land at
Ploverriggs, Newby
Penrith
CA10 3EP

Land at Ploverriggs, Newby, Penrith

Cumbria CA10 3EP

AN EXTREMELY DESIRABLE RING-FENCED BLOCK OF PRODUCTIVE GRAZING AND MOWING LAND WITH ROADSIDE FRONTAGE AND MAINS WATER EXTENDING TO APPROXIMATELY 64.30 ACRES (26.02 HA) OR THEREABOUTS.

Shap 2.5 miles – Reagill 2 miles – Morland 5 miles
(all distances are approximate)

FOR SALE BY PRIVATE TREATY AS A WHOLE

The What3Words location for the entrance to the land is: punters.prime.zebra

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



Introduction / Location:

The land is located in open countryside east of Shap as shown on the attached sale plan with roadside frontage along its western boundary.

Please refer to the attached location plan.

The What3words location of the entrance gateway to the land is:

punters.prime.zebra.

The postcode if using satnav is **CA10 3EP**, but please be advised that some satnavs do not link to the correct location.

Description:

The land extends to 64.30 acres (26.02 ha) or thereabouts of sound and productive grazing and mowing land. Much of it has been reseeded in the past 2 years. The majority of field boundaries are dry stone walls providing good shelter for livestock.

Viewing

The land can be viewed on foot only at any reasonable daylight hour whilst in possession of a copy of these sales particulars.

Method of Sale

The property will be offered for sale by private treaty as a Whole. Offers are to be made in writing to William Bashall Associates, Stoup Hill, Little Salkeld, Penrith CA10 1NN on behalf of the joint selling agents William Bashall Associates and Ian Ritchie Land Agents Ltd. **The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with the Joint Agents.** The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

Summary of Property

The property will be offered for sale by private treaty as a Whole. The property is Let on a Grazing and Mowing Licence until 31st May 2024. It is anticipated that the first cut of silage will have been taken prior to completion.

The land has a shared mains water supply. Field number 0101 also has a natural water supply.

Any gateways on the property providing access to fields not included in the sale will be made stockproof by the vendors within 3 months of completion of sale.

LAND	Ha	Ac
6966	5.34	13.19
7946	5.20	12.85
9666	2.92	7.22
8776	1.76	4.35
0284	2.56	6.33
0101	8.24	20.36
TOTAL	26.02	64.30

Guide Price - £575,000



General Remarks

Tenure

We understand that the title of the property is freehold. The land will be sold with the benefit of vacant possession.

Exchange of Contracts, Vacant Possession and Completion:

The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. Vacant possession will be given on completion.

Ingoings

There are to be no ingoings for any of the Lots

Shared Water Supply

The existing mains water supply comes from Ploveriggs Farm. The vendors will install a sub meter to the water supply within 3 months of completion of sale.

Thereafter the purchaser will be required to reimburse the vendors at the standard United Utilities/Waterplus rates according to usage.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Boundary Maintenance

The boundary maintenance liability for the land is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist, the responsibilities are not known.

Purchaser Registration

As part of Government Anti-Money Laundering Regulations relating to the sale of property, we as joint selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

Further Photographs and Drone Footage

Additional photographs and drone footage of the property can all be viewed on www.ianritchielandagents.co.uk. From the Home page, select 'Properties for Sale' and then click on the text saying 'Land at Ploveriggs' which is located next to the photograph of the land. From here you will be able to view particulars, additional photographs and the drone footage.

Image Capture Dates

All photographs and videos have been taken in March 2024.

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the joint agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither of the joint agents or their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. The vendors reserve the right to sell the property without notice.

Solicitors

If you require any information of a legal nature, please contact the vendors solicitors:

Notes



GKM Solicitors (Peter Davies)
2 Mason Court
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Penrith 40 Business Park
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Particulars prepared: March 2024
Photos taken March 2024
Video footage taken March 2024

Sale Plan – Land at Ploveriggs



