

Edwin
Thompson



FOR SALE
Land at Newton Reigny, Penrith, Cumbria

A productive block of grazing land extending in total to approximately 3.23 hectares (7.98 acres).

The land may be suitable for a variety of uses such as pony paddock, regenerative agriculture, carbon offsetting and tree planting, subject to obtaining the relevant consent.

Guide Price: Offers Over - £95,000 (Ninety-Five Thousand Pounds)

LOCATION

The land is situated East of the village of Newton Reigny in the county of Cumbria. It is located within the Westmorland and Furness District, approximately 2 miles from the town of Penrith.

What3Words:///spend.shatters.tunnel

DESCRIPTION

The sale of the Land at Newton Reigny, Penrith offers an opportunity to acquire a useful parcel of agricultural land situated just close to Penrith and the M6, extending in total to 3.23 hectares (7.98 acres). The land is currently down to permanent pasture. All of the land is classed as Grade 3 agricultural land. The soils are described as slowly permeable, seasonally wet, slightly acidic but base rich loamy and clayey soils, best suited to Grassland and arable with some woodland. The parcel benefits from access directly off the public highway.

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

SERVICES

The land currently doesn't have a water supply, however we are advised that there is a water supply nearby. Prospective purchasers should make their own enquiries about connections.

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. The sellers are also free to sell the property without notice.

TENURE & POSSESSION

The property is offered for freehold tenure with vacant possession being given on completion.

SPORTING AND MINERAL RIGHTS

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

FENCING

The successful purchaser will be responsible for erecting and thereafter maintaining a Rylock Double Barbed stock fence along the Northeast boundary of the property. Further details are available from the sole selling agent.

ENVIRONMENTAL STEWRDSHIP 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.

CLAWBACK

The property is sold subject to a clawback which in the event of planning approval being obtained for non-agricultural or equine uses on the holding will result in a payment being made to the current owners based on 50% of the uplift in value. This will run for a period of 25 years from completion of the sale.

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 AGENTS

Matthew Bell MRICS FAAV

Edwin Thompson

FIFTEEN

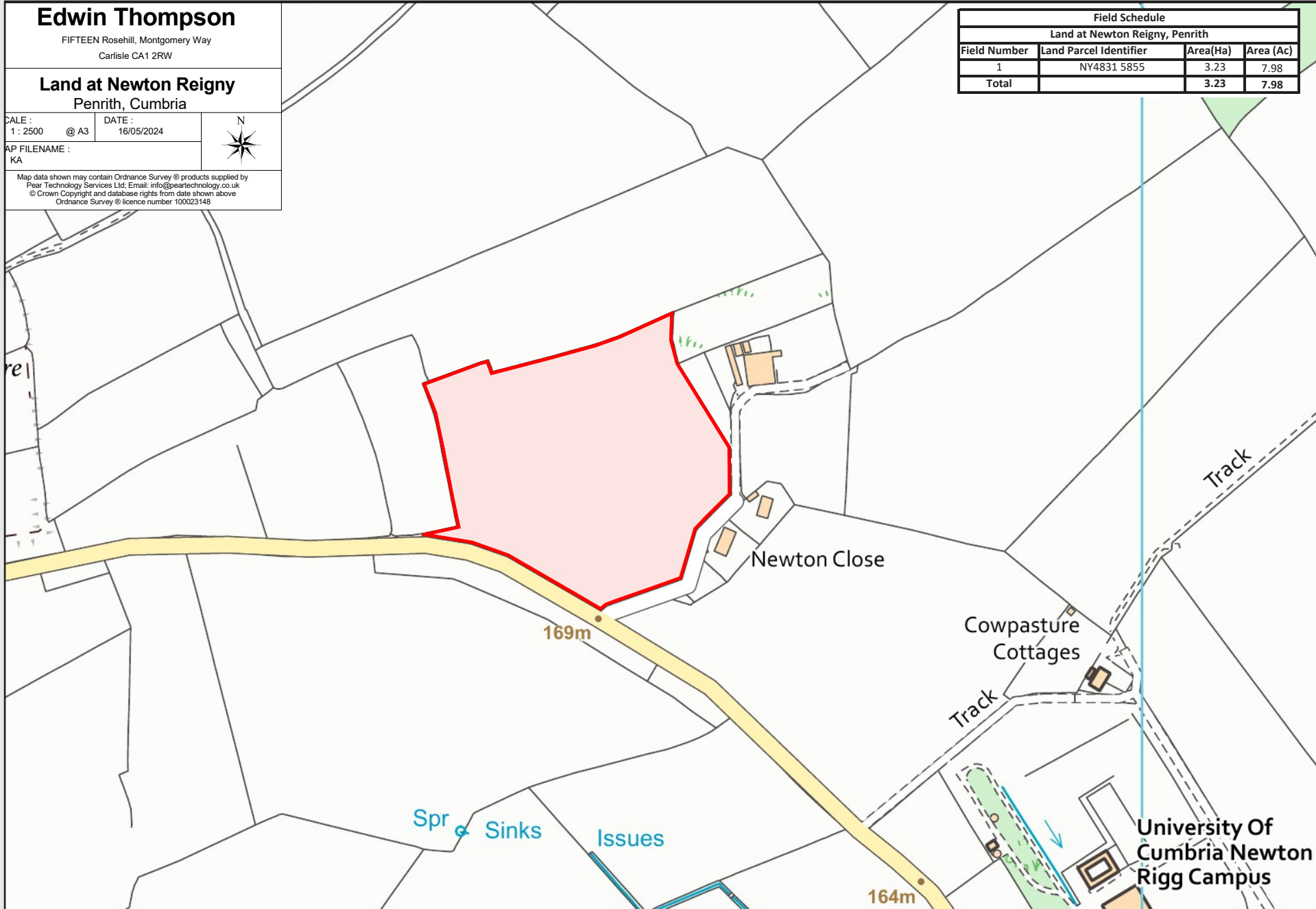
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Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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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 May 2024