

Edwin
Thompson



FOR SALE
LAND NEAR ROBIN HOOD WOOD, BASSENTHWAITE, CUMBRIA CA12 4RJ

**A PRODUCTIVE BLOCK OF GRAZING LAND AND WOODLAND EXTENDING IN TOTAL TO APPROXIMATELY 4.78 HECTARES (11.81 ACRES).
THE LAND MAY BE SUITABLE FOR A VARIETY OF USES INCLUDING REGENERATIVE AGRICULTURE, CARBON OFFSETTING AND TREE
PLANTING SUBJECT TO OBTAINING THE RELEVANT CONSENTS.**

GUIDE PRICE: £110,000



LOCATION

The land is situated to the north of the hamlet of Bassenthwaite, within the Lake District National Park in the county of Cumbria. The land is located within the Allerdale Borough district approximately 8 miles from the town of Keswick.

What3Words:///slick.december.stated

DIRECTIONS

Take Junction 40 off the M6 motorway, taking the A66 exit to Penrith/Keswick/Brough. Continue for approximately 0.3 miles then take the 4th exit onto the A66 at Skirsgill Interchange. At the next roundabout take the 3rd exit and stay on the A66. After approximately 14 miles continue, take the third exit off the roundabout onto the A591. Continue along this road for approximately 4 miles and take the Right turn onto N Row, continue for approximately 0.9 miles then turn left onto 'The Rake' road, follow the road around the bend and the property will be located on the right-hand side.

DESCRIPTION

The sale of the Land Near Robin Hood Wood, Bassenthwaite offers an opportunity to acquire a useful parcel of agricultural land and woodland situated just close to Bassenthwaite and Keswick, extending in total to 4.78 hectares (11.81 acres). The land is currently down to permanent pasture, with woodland. All of the land is classed as Grade 4 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 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 benefits from a natural water supply.

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.

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.

BASIC PAYMENT SCHEME

The land is 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.

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.

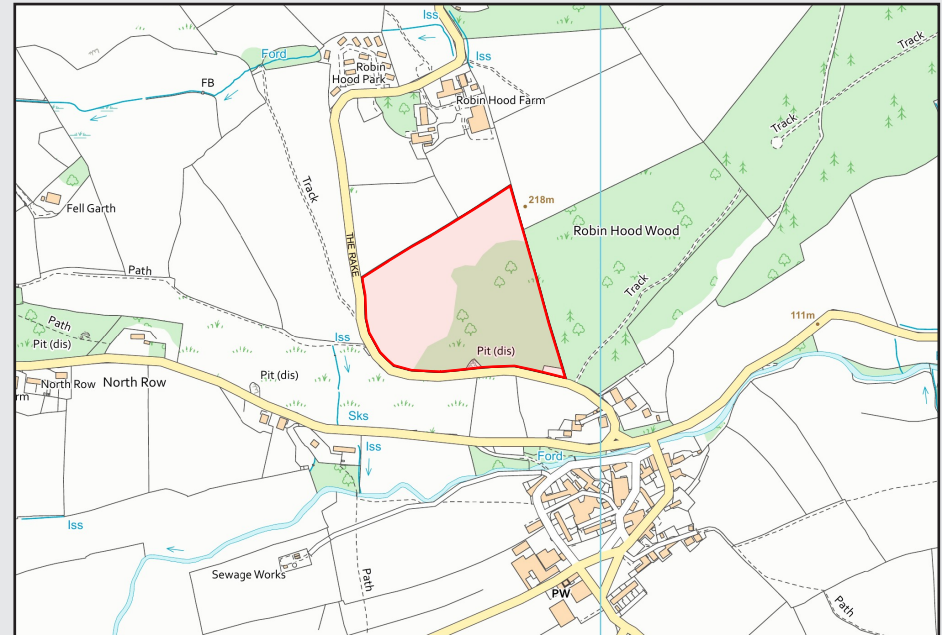
SELLING AGENTS

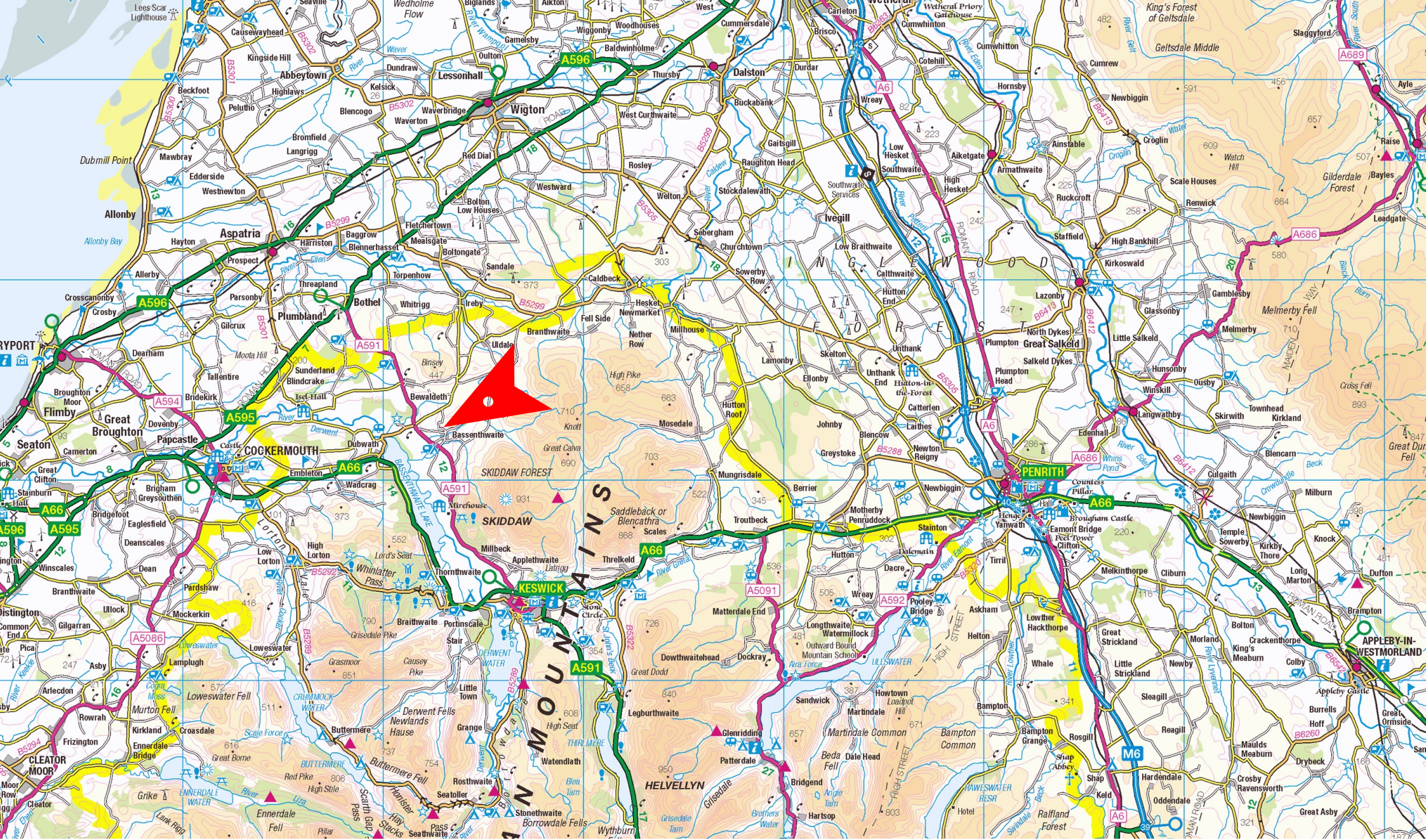
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Berwick upon Tweed
 Carlisle
 Galashiels
 Kendal
 Keswick
 Newcastle
 Windermere

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.

Regulated by RICS



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.
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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 October 2023