



Particulars of sale of:
Boss Allotment
Troutbeck, Penrith

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114.17 ACRES (46.20 HECTARES) OR THEREABOUTS
OF ROUGH GRAZING INCLUDING AN AREA OF SOFT WOOD
WOODLAND EXTENDING TO 4.11 ACRES (1.66ha)

The What3Words location of the land is [///miles.warping.hairspray](#)

FOR SALE BY PRIVATE TREATY AS A WHOLE

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



Introduction / Location

The land lies in open countryside lying to the south of the A66 and west of the A5091 as shown on the attached sale plan.

Directions

Please refer to the attached sale plan.

The land does not have a specific postcode of its own. The What3Words location of the gate into the property is: ///miles.warping.hairspray

Viewing

Prospective purchasers of the land may view 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 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 Ian Ritchie Land Agents Ltd. The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

General Description

The land lies in a ring-fenced block extending in total to 114.17 acres (46.20 hectares). Included within this total acreage is a block of coniferous woodland extending to 4.11 acres (1.66 hectares) or thereabouts. The land is watered from Trout Beck along its eastern boundary. Access to the property is taken from the council highway via a shared access track highlighted blue on the attached sale plan. The property consists of rough grazing and may be suitable for use for biodiversity net gain, carbon offsetting or nutrient neutrality offsetting purposes.

The land lies outside the Nitrate Vulnerable Zone (NVZ) and is classified as open access ground under the Countryside Rights of Way Act.



General Remarks

Tenure

We understand that the title of the property is freehold. The land is currently let out on a summer grazing licence and 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. The deposit will be non-refundable in the event of the purchaser(s) being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession will be given on completion.

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, world heritage sites, 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.

Ingoings

There are to be no ingoing claims effecting the property.

Boundary Maintenance

The maintenance liability for the property 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 the Anti-Money Laundering Regulations relating to the sale of property, we as 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 land can all be viewed on www.ianritchielandagents.co.uk. From the Home page, select 'Properties for Sale' and then click on the text saying 'Boss Allotment' which is located next to the photograph of the land. From here you will be able to view particulars, additional photographs and drone footage.



Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the 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 the agent nor 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 Lucy Fuggle at:



**Oglethorpe & Broatch
Solicitors**

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