



Lot 2

LAND AT ORMSIDE HALL, APPLEBY, CUMBRIA

  
SMITHSGORE

# LAND AT ORMSIDE HALL, ORMSIDE, APPLEBY, CUMBRIA

16.94 acres (6.85 Ha) of grassland with access via a shared hardcore access track situated on the edge of Great Ormside.  
For sale as a whole or in two lots by private treaty.

The property comprises of two blocks grassland which can be accessed via a shared hardcore track situated near to the village of Great Ormside.

## LOTS

The Property is available for sale by private treaty either as a whole or in two lots as described below:

### LOT 1 (shaded pink)

15.72 acres (6.36 Ha) comprising a mixture of grassland, rough grazing, a small woodland copse and a small pond set within a ring fence. The boundaries are a mixture of post and wire fencing and hedges.

### LOT 2 (shaded purple)

1.22 acres (0.49 Ha) of grassland set within a ring fence. The boundaries are a mixture of post and wire fencing and hedges.

## DESCRIPTION

The land is all classified as Grade 3 under the Natural England Agricultural Land Classification Map for the North West region. The soil type is base-rich loamy and clayey soils.

## LAND

Lot	Field Number	Description	Hectares	Acres
1	6365	Grassland/ Rough Grazing	6.36	15.72
2	7439	Grassland	0.49	1.22
<b>Total</b>			<b>6.85</b>	<b>16.94</b>

## GENERAL INFORMATION

### SERVICES

Both lots have access to mains water. Both lot 1 and lot 2 require sub meters to be installed which will be the responsibility of the purchaser(s).

## RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

## LOCAL AUTHORITY

Eden District Council, Town Hall, Penrith  
Cumbria, CA11 7QF

## SUBSIDIES & GRANTS

The property is not sold with any entitlements for the Basic Payment Scheme (BPS). There are no environmental stewardship schemes associated with the property.

## SPORTING RIGHTS

The sporting rights are included in the sale in so far as they are owned by the vendors.

## MINERALS

The mineral rights are included in the sale so far as they are owned.

## SOLICITORS

Kilvingtons  
Westmorland House  
Kirkby Stephen, CA17 4QT  
Contact name: Anthony Kilvington  
t: 017683 71495  
e: info@kilvingtonsolicitors.co.uk

## TENURE

The land is sold freehold with vacant possession.

## METHOD OF SALE

The property is offered for sale as a whole or in two lots by private treaty.

## POST CODE

CA16 6EJ – Please be aware sole use of this postcode will not give accurate guidance to each lot, please use plans included in the brochure to navigate.

## DIRECTIONS

The village of Great Ormside is located approximately 4 miles south of the town of Appleby in Westmorland. From the A66 turn right onto the B6542 and after a mile turn right onto the B6260 and follow this road for 1.5 miles then take a left turn onto Helm Road. After 1.5 miles take a left turning and follow this road to arrive in Great Ormside. Continue on this road to the northern end of the village, then take a right turn and follow this road for a short distance and bear left onto the access track (Carrings Lane) and the land will be on your left hand side of the track.

## VIEWING

The land may be inspected at all reasonable times. Persons inspecting the land should carry a copy of these sales particulars and care should be taken at all times.

## DATE OF INFORMATION

Particulars prepared – May 2015  
Photographs taken – April 2015

## IMPORTANT NOTICE

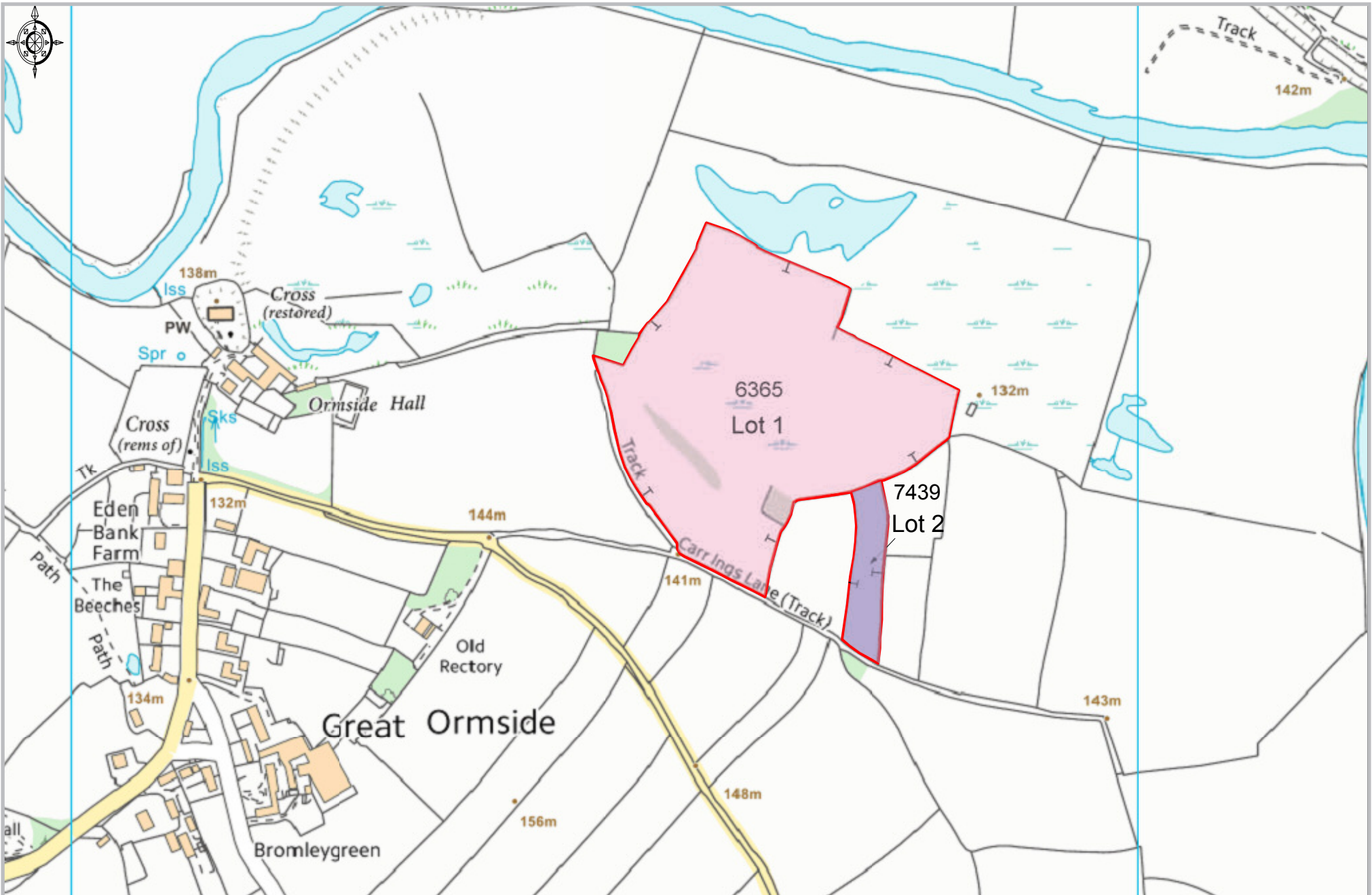
Any photographs and information are for illustration and guidance purposes only and should not be relied upon as an illustration of the state of the property or otherwise.

Items shown in photographs should be considered as not being part of the sale of the property unless specifically stated otherwise, or negotiated direct with the seller.

The measurements provided are for guidance purposes only; measurements should be verified by a prospective buyer before proceeding with any purchase, or incurring any costs. Services and appliances have not, and will not, be tested by us.

A prospective buyer should obtain independent legal and other professional advice concerning the property and all and every issue relating to the transfer of the legal title in the property to him or her.

We will not be responsible for any verbal statement made by any member of staff or any losses that result from such a statement. If you require an opinion regarding an issue relating to the property, please contact us and we will provide this where possible.





Lot 1



Lot 1

