



Edwin
Thompson



Lot 1

For Sale

EXCELLENT PARCELS OF AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 20.33 HECTARES (50.24 ACRES)

LAND AT LONG MARTON, PENRITH, CA16 6BU
LAND AT NEWBIGGIN, PENRITH, CA10 1TB
LAND AT CULGAITH, PENRITH, CA10 1QJ
GUIDE PRICE (AS A WHOLE): £630,000

Land at Long Marton

Penrith, CA16 6BU

Land at Newbiggin

Penrith, CA10 1TB

Land at Culgaith

Penrith, CA10 1QJ

EXCELLENT PARCELS OF AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 20.33 HECTARES (50.24 ACRES)

FOR SALE IN FOUR SEPARATE LOTS

Lot 1: Land at Long Marton extending to approximately 5.53 hectares (13.66 acres) of good quality agricultural land

Offers Over - £165,000 (One Hundred and Sixty-Five Thousand Pounds)

What3words: slams.emerge.submerged

Lot 2: Land at Newbiggin extending to approximately 3.43 hectares (8.47 acres) of agricultural land.

Offers Over - £125,000 (One Hundred and Twenty-Five Thousand Pounds)

What3words: steps.boots.slimming

Lot 3: Land at Culgaith extending to approximately 1.36 hectares (3.36 acres) of agricultural land.

Offers Over - £50,000 (Fifty Thousand Pounds)

What3words: harsh.brotherly.archduke

Lot 4: Land at Culgaith extending to approximately 10.01 hectares (24.73 acres) of agricultural land.

Offers Over - £290,000 (Two Hundred and Ninety Thousand Pounds)

What3words:solids.pianists.crackles

Whole: 20.33 Hectares (50.24 Acres)

Offers Over -£630,000 (Six Hundred and Thirty Thousand Pounds)

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

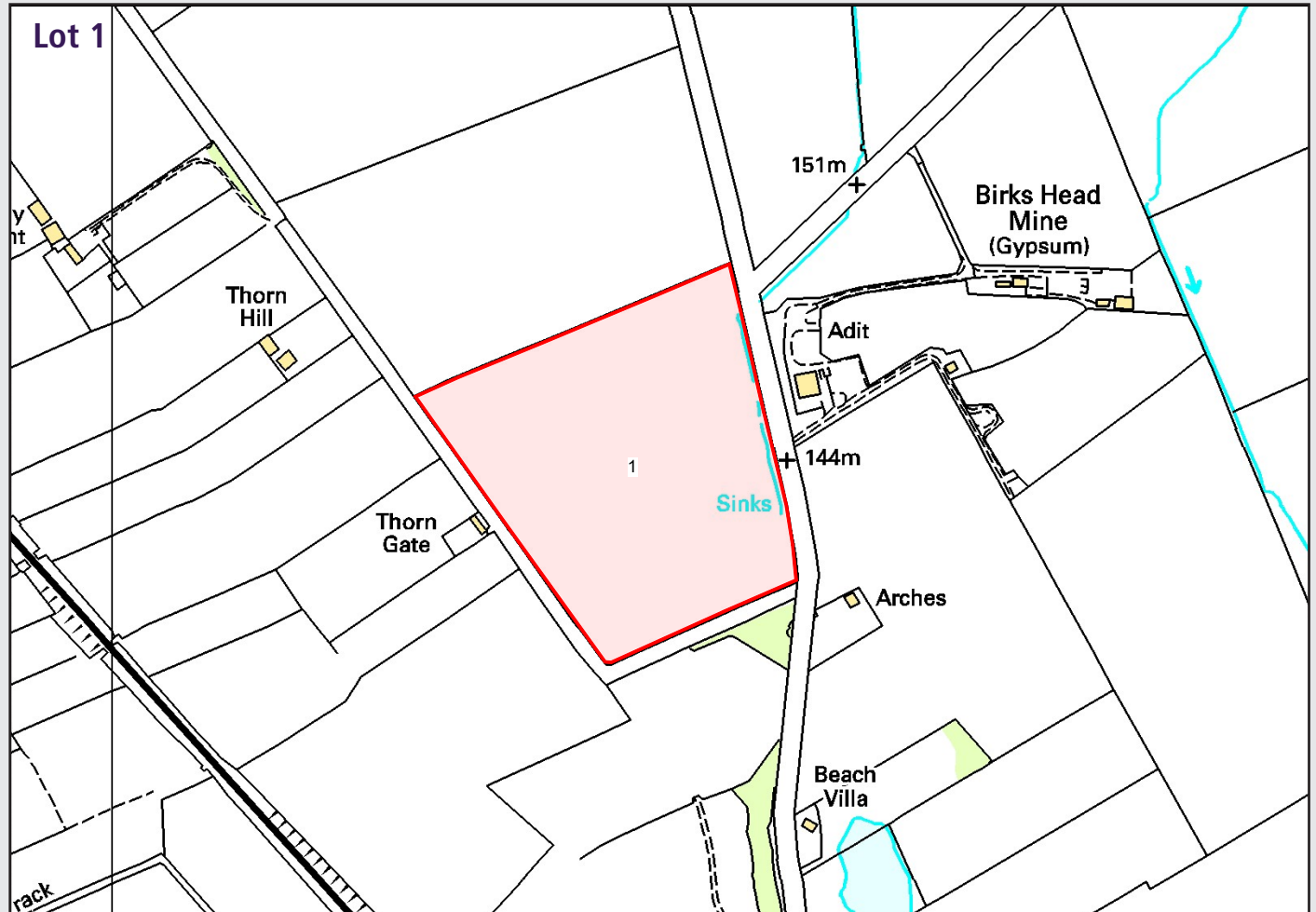
DESCRIPTION

The sale of these various parcels of land, offers an opportunity to acquire useful parcels of productive agricultural land which have the capability of being used for a variety of different uses if required. Extending in total to 20.33 hectares (50.24 acres). All of the land is classed as Grade 3 agricultural land and the soils are described as freely draining, slightly acidic loamy soils, best suited to arable and grassland production.

Most of the land is accessible directly from the public highway with the exception of Lot 3 which has access down a short section of track.

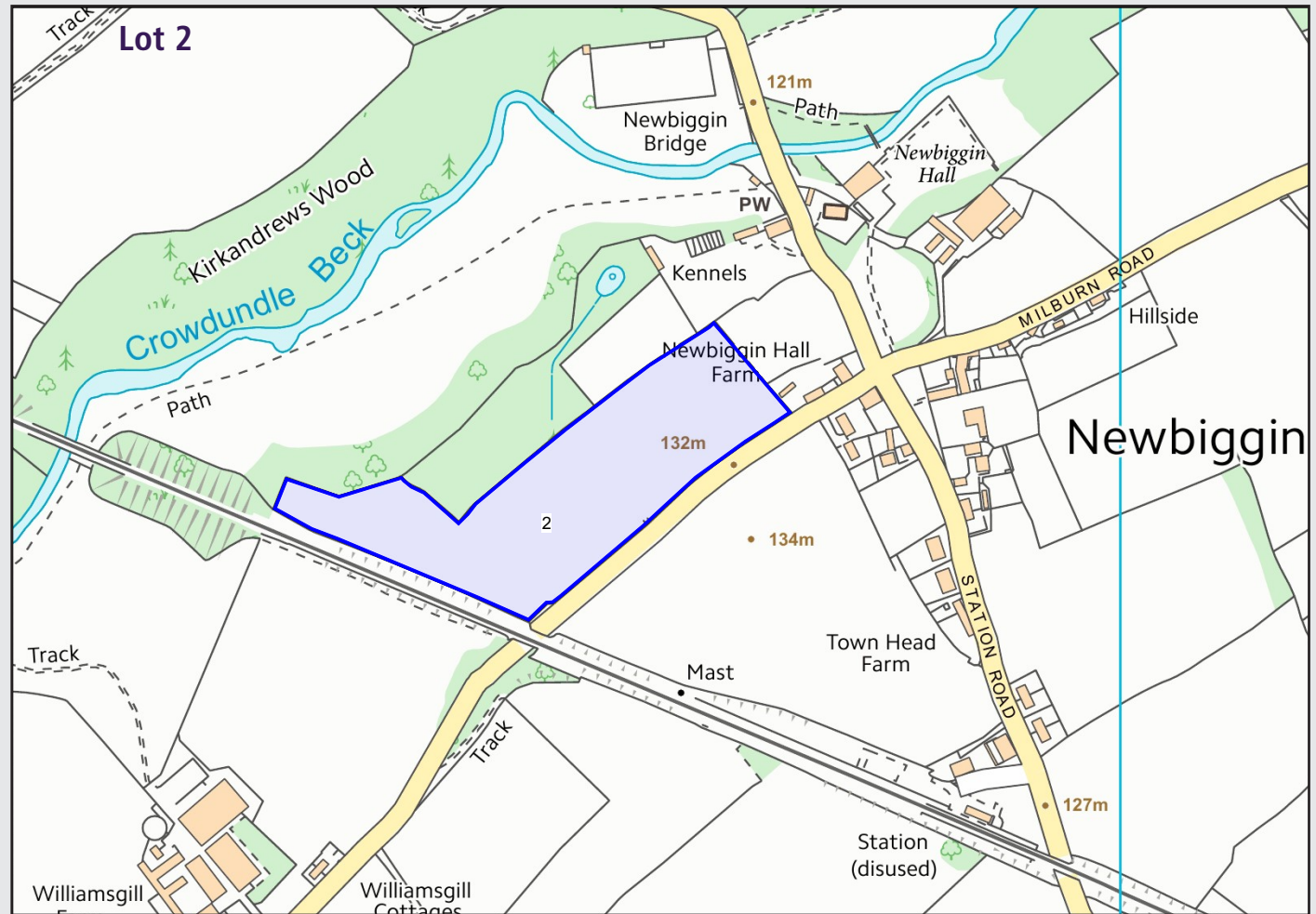
Field Schedule				
Lots	Field Number	Title Number	Area(Ha)	Area (Ac)
1	1	NY6625 4258	5.53	13.66
2	2	NY6228 5742	3.43	8.48
3	3	NY6028 7999	1.36	3.36
4	4	NY6130 7502	4.2	10.38
	5	NY6229 1172	3.28	8.10
	6	NY6229 3562	2.53	6.25
Total			20.33	50.24

Lot 1 (Red): Land at Long Marton, extending to approximately 5.53 Hectares (13.66 acres) of good quality agricultural land
Offers Over - £165,000 (One Hundred and Sixty-Five Thousand Pounds)



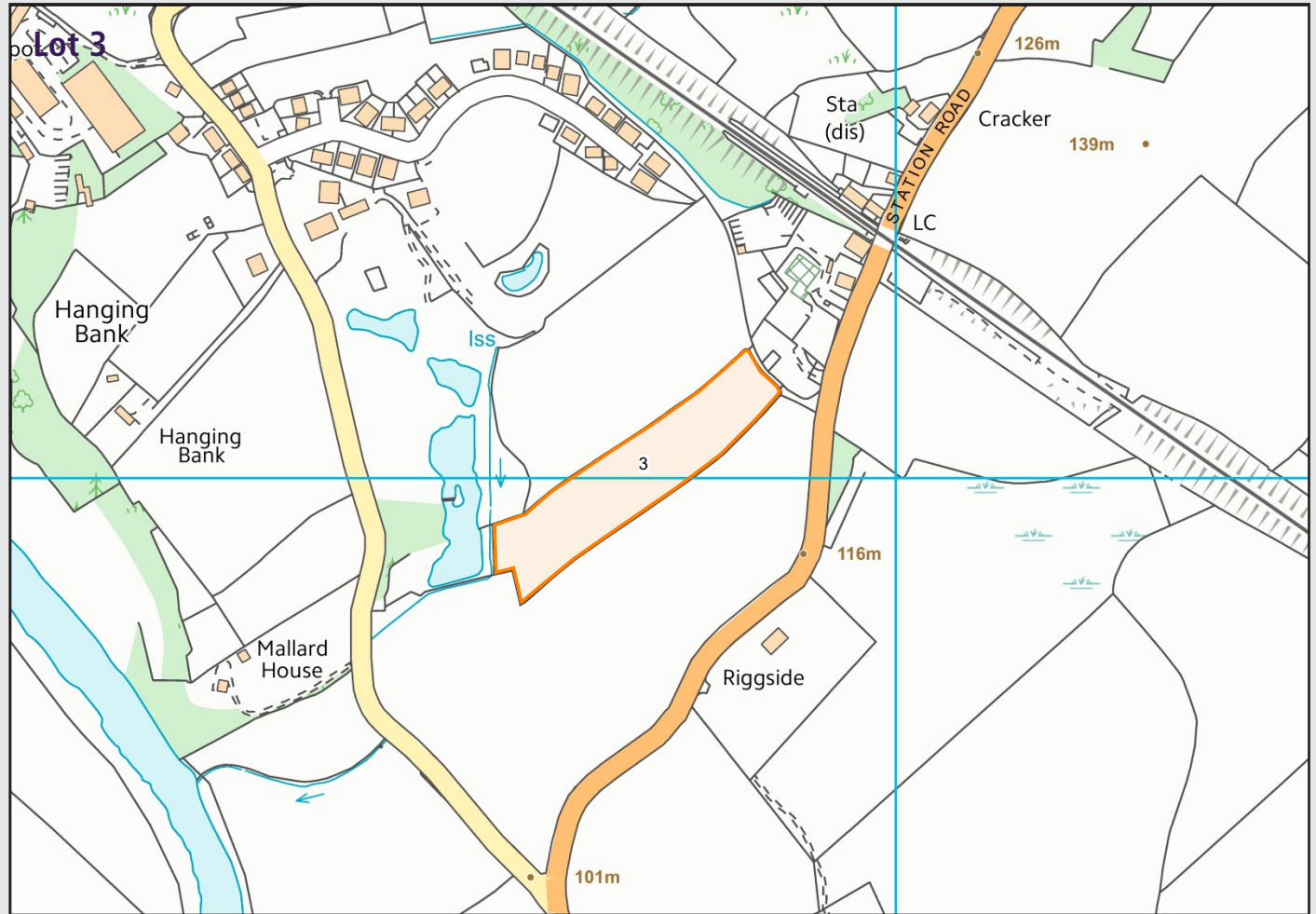
Lot 2 (Blue): Land at Newbiggin, extending in total to approximately 3.43 hectares (8.47 acres) of good quality agricultural land.

Offers Over - £125,000 (One Hundred and Twenty Five Thousand Pounds)



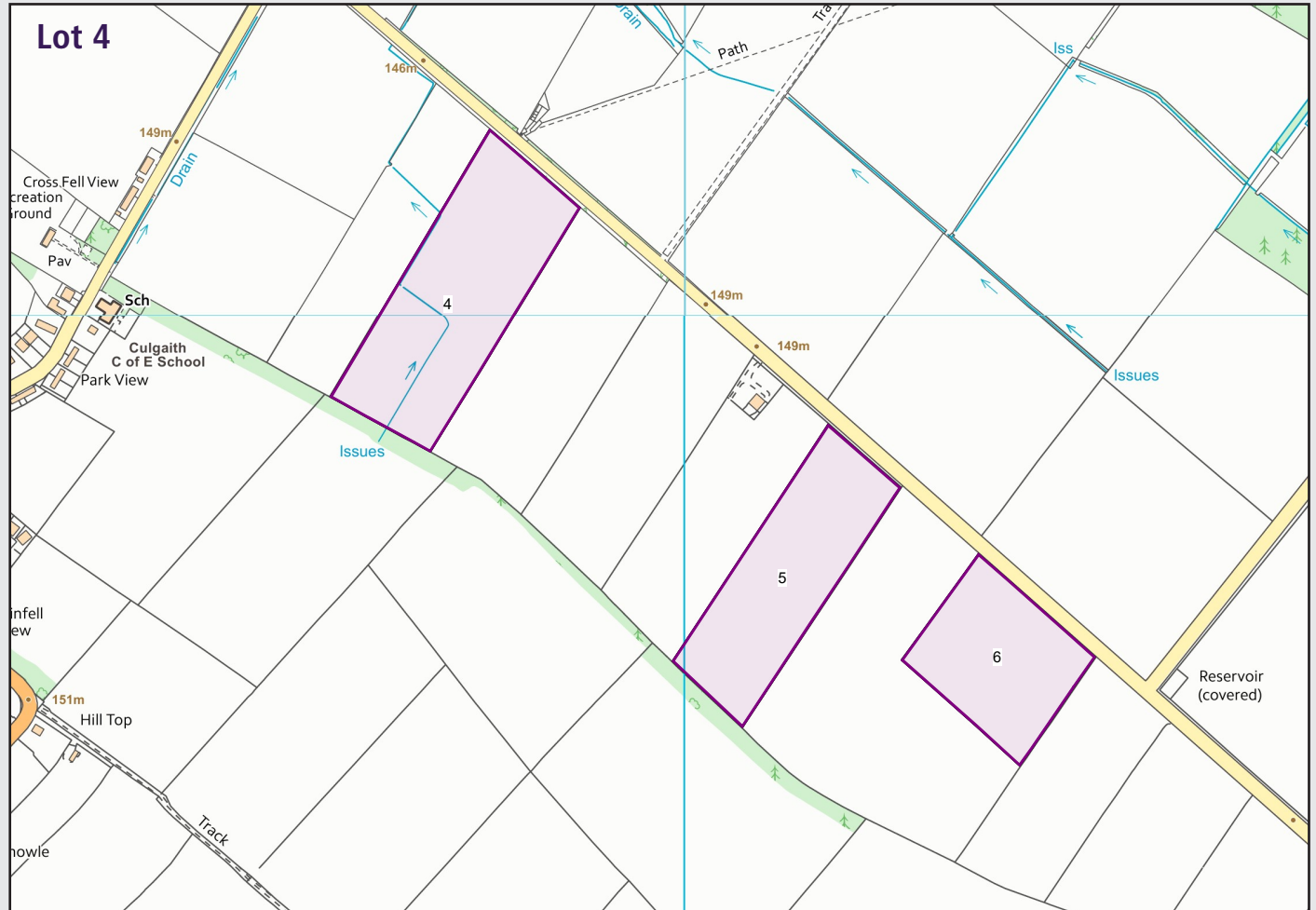
Lot 3 (Orange): Land at Culgaith, extending in total to approximately 1.36 hectares (3.36 acres) of good quality agricultural land.

Offers Over - £50,000 (Fifty Thousand Pounds)





Lot 4 (Purple): Land at Culgaith, extending in total to approximately 10.01 hectares (24.73 acres)
Offers Over - £290,000 (Two Hundred and Ninety Thousand Pounds)





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.

WATER

All of the lots benefit from a mains water supply. Please note the services have not been tested. Potential Purchaser(s) should satisfy themselves of the availability and quality of these services, as they are sold as seen.

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession being given upon 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 delinked payments under the Basic Farm Payment are to be retained and are not included within the sale.

SUSTAINABLE FARMING INCENTIVE

The land is entered into a Sustainable Farming Incentive. Further details are available upon request.

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

The property can be viewed on foot at anytime during daylight hours with a set of these sales particulars.

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 AGENT

Mr Matthew Bell MRICS FAAV

Edwin Thompson

FIFTEEN

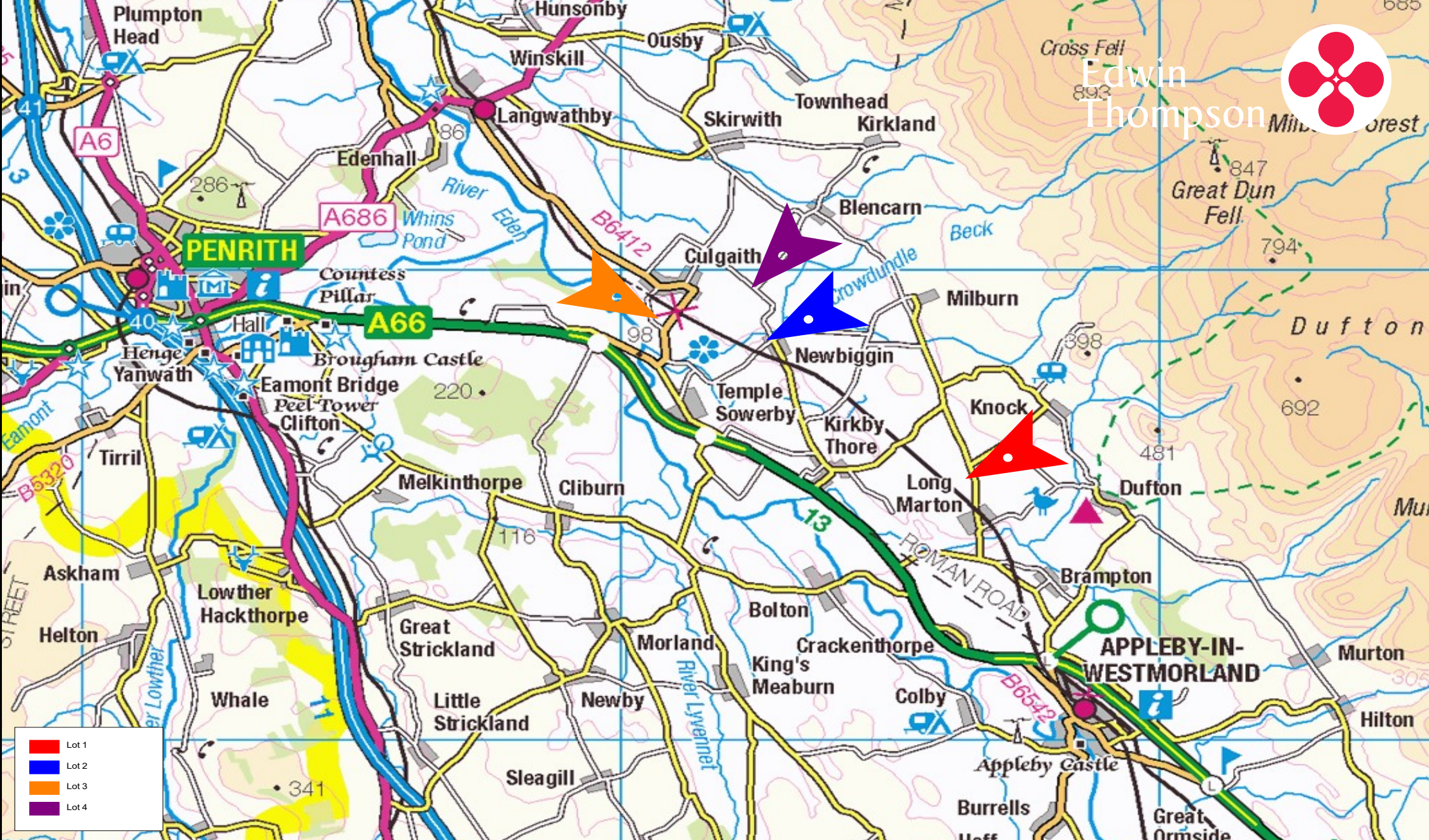
Rosehill

Carlisle

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Email: m.bell@edwin-thompson.co.uk



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.
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 September 2024