

Edwin  
Thompson



**FOR SALE**  
**LAND AT BLEATARN, APPLEBY-IN-WESTMORLAND**

- A productive block of grazing land extending in total to approximately 2.2 hectares (5.44 acres).
- The land may be suitable for a variety of uses including agricultural use, regenerative agriculture, carbon offsetting and tree planting subject to obtaining the relevant consents.
  - Guide Price: £70,000 (Seventy Thousand Pounds)



### LOCATION

The land is situated to the northwest of the village Bleatarn, within close proximity to Appleby-in-Westmorland and Kirkby Stephen in the county of Cumbria. The land is located within the Westmorland district.

What3Words:///lottery.lessening.pinches

### DIRECTIONS

Take Junction 40 off the M6 motorway, and take the exit onto A66 towards Penrith/East. At the next roundabout, take the 3rd exit and stay on the A66. After approximately 10.5 miles, take the B6542 exit towards Appleby/Orton. Continue onto B6542 for 0.4 miles, then turn left onto Battlebarrow/B6542. After 0.5 miles, turn right onto Bridge St/B6260. Continue for 1.4 miles, turn left onto Regional Rte 71, continue a further 1.3 miles onto Helm Rd, then a further 1.8 miles onto Mask Rd, then in 0.6 miles, the property will be situated on your left with roadside access into the field.

### DESCRIPTION

The sale of the Land at Bleatarn offers an opportunity to acquire a useful small parcel of agricultural land situated just close to Appleby-in-Westmorland, extending in total to 2.2 hectares (5.44 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 acid but base-rich loamy and clayey soils, best suited to grassland and 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

There is no water supply to the land.

### 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.

There is a water pipe and electric cable which cross the property.

### VIEWING

All viewings must be pre booked with the selling agents.

### MONEY LAUNDERING REGULATIONS

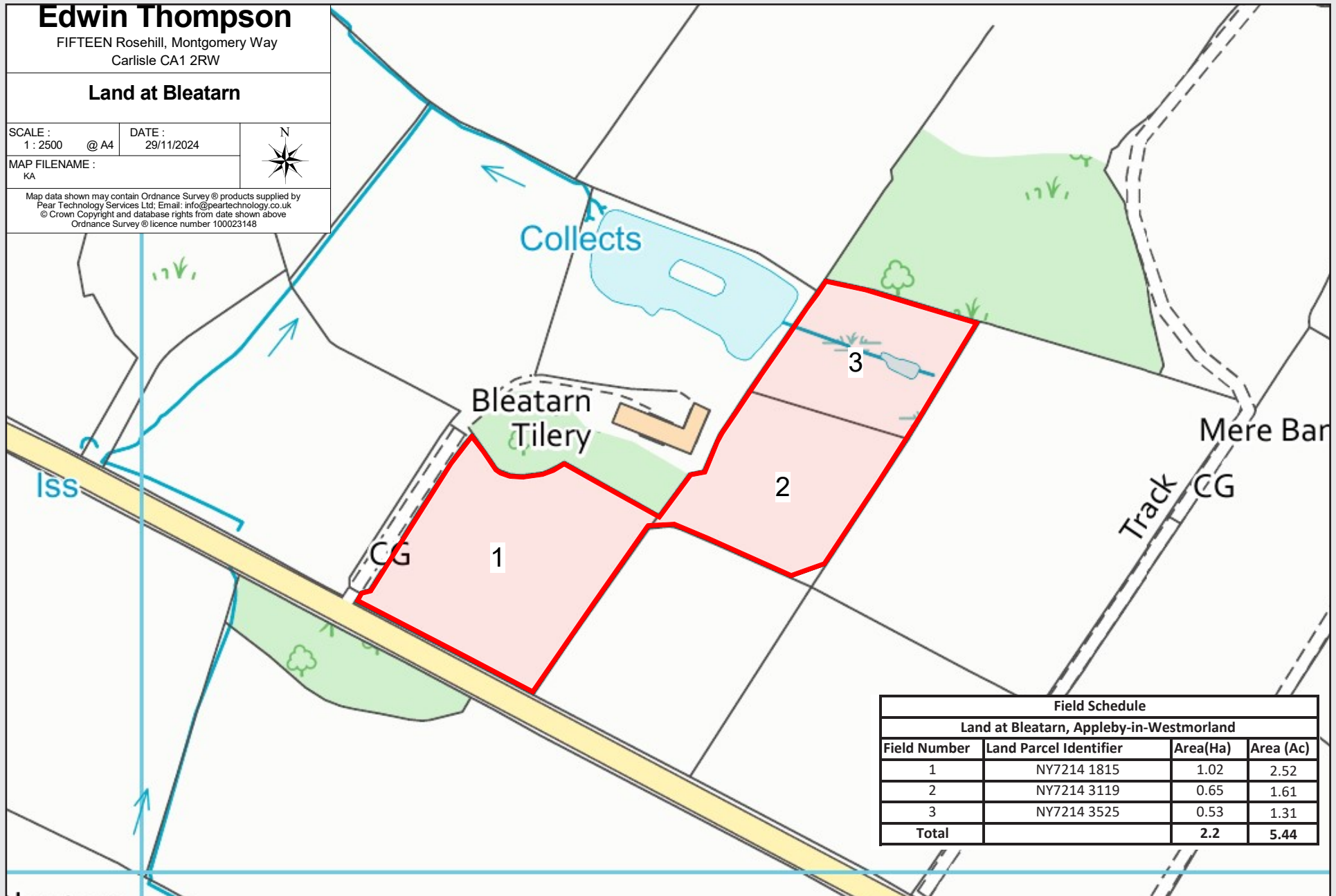
The successful purchaser(s) should be aware that they will be required to provide the vendors agent with documents in relation to Money Laundering Regulations. Further details are available upon request.

### SELLING AGENTS

Matthew Bell MRICS FAAV

Edwin Thompson  
FIFTEEN  
Rosehill  
Carlisle  
CA1 2RW  
Tel: 01228 548385  
Email: m.bell@edwin-thompson.co.uk





**Edwin Thompson**  
 FIFTEEN Rosehill, Montgomery Way  
 Carlisle CA1 2RW

**Land at Bleatarn**

SCALE : 1 : 2500 @ A4      DATE : 29/11/2024

MAP FILENAME : KA

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Field Schedule			
Land at Bleatarn, Appleby-in-Westmorland			
Field Number	Land Parcel Identifier	Area(Ha)	Area (Ac)
1	NY7214 1815	1.02	2.52
2	NY7214 3119	0.65	1.61
3	NY7214 3525	0.53	1.31
<b>Total</b>		<b>2.2</b>	<b>5.44</b>



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:

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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 December 2024