



Land at Orton Penrith CA10 3SG

An exciting block of land located within the Yorkshire Dales National Park, with appeal to potential for equestrian, amenity and tourism uses. Two field enclosures extending to 15.67 acres (6.34ha) of good productive mowing/grazing land with the benefit of roadside access and mains water.

For Sale as a Whole or in Two Lots.

Guide Price as a Whole £130,000



Location

The land is located on the road to Raisbeck one mile West of the village Orton. Penrith is located 18.5 miles to the North and Kirkby Stephen is 10.5 miles to the West.

Directions

From Junction 39 (Shap) of the M6 take the B6261 signposted Kendal/Shap/Orton, then take the first road on the left signposted Orton, follow this road to Orton. When leaving the village turn left signposted Raisbeck/Kirkby Stephen/Gaisgill. The land is located on the right hand side after one mile.

Lot 1 – 8.87 acres

Guide Price £73,000

Lot 1 is shown edged red on the attached plan and extends to 8.87 acres (3.59 ha).

The field enclosure benefits from roadside access and well maintained stone wall boundaries. To the South of the field are some timber and corrugated iron sheep pens.

A bridleway narrow section to the Southern end.

Lot 2 – 6.80 acres

Guide Price £57,000

Lot 2 is shown edged blue on the attached plan and extends to 6.80 acres (2.75 ha).

The field enclosure benefits from roadside access and well maintained stone wall boundaries

Services

The land benefits from a mains water trough located in the central boundary wall.

If the property is sold in two Lots the trough rate will be split between the owners 60% for Lot 1 and 40% for Lot 2 with the Buyer of Lot 1 recovering the funds from the Buyer of Lot 2.

Nitrate Vulnerable Zone

The land is not within a Nitrate Vulnerable Zone.

Environmental Schemes

The land is not entered into any Environmental Schemes.

Basic Payment Scheme

The land is registered for Basic Payment purposes. 6.34 SDA entitlements are included in the sale, and will be transferred to the successful Buyer(s).

If the property is sold in Lots to entitlements are apportioned as below:

Lot 1 – 3.59 SDA

Lot 2 – 2.75 SDA

The cost of transferring these entitlements will be £250 + VAT, payable by the Buyer(s).

For the avoidance of doubt the Seller will make the 2021 claim and will retain the payment in full.

N.B. Prospective Buyer(s) should be aware that the minimum claim area under the Basic Payment Scheme is 5ha.

Lot	Field Reference	Ha	Acres
1	NY6407 0168	3.59	8.87
2	NY6307 9478	2.75	6.80
	TOTAL	6.34	15.67

Tenure

The property is offered for sale Freehold with Vacant Possession being given on completion.

Sporting & Mineral Rights

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

Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Purchasers will be held to have satisfied themselves as to the nature of such burdens.

Viewings

The land can be viewed on foot anytime during daylight hours with a set of the sales particulars. Please ensure that all gates are closed behind you.

Method of Sale

The property is to be offered for sale as a whole or in Three Lots by Private Treaty. The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

Money Laundering Regulations

All Prospective Buyers should be aware in order to be in a position to bid at the auction we must first undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017). All parties considering bidding must call into our office in the concourse and provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill for copying.

IMPORTANT NOTICE

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
no employee of H&H LAND & ESTATES Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND & ESTATES Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **May 2021**



