



Land at Fell End, Ravenstonedale **Kirkby Stephen CA17 4LJ**

A block of upland grazing and environmental land extending to 38.35 acres (15.52ha) accessed via Common Land and benefitting from natural water supply. The land is currently in a Higher Level and Entry Level Stewardship Agreement.

Guide Price £80,000



Location

The land is located approximately 3.5 miles South of Kirkby Stephen and 11.2 miles East of Junction 38 of the M6.

Directions

Take the A685 heading South out of Kirkby Stephen, after 2.1 miles turn left onto the A683, signposted Sedbergh. Continue for approximately 1.5 miles Access to the land is over the Common Land to the left hand side of the road after the cattle grid and wooden railings.

From Junction 38 of the M6 take the A685 heading West, after approximately 9.5 miles turn right signposted Sedbergh. Continue for approximately 1.5 miles Access to the land is over the Common Land to the left hand side of the road after the cattle grid and wooden railings.

Description

The land is shown edged red on the attached plan and extends in total to 38.35 acres (15.52ha).

Boundaries are a mixture of stone walls and post and wire fencing.

Access is gained over the Common Land.

The land has the benefit of a natural water supply.

Part of Field No 4 has been planted with mixed woodland trees.

Nitrate Vulnerable Zone

The land is not located within the nitrate vulnerable zone.

Environmental Schemes

The land is subject to an Higher Level and Entry Level Stewardship Agreement that expires on 30 April 2023

Buyers will be required to indemnify the Seller of all losses if the existing agri-environmental agreement is not continued in the correct format.

Potential buyers are advised to discuss any queries with the scheme with Natural England and obtain their own advice.

Full details of the Stewardship Agreement can be obtained from the Selling Agents.

The transfer of the Stewardship Agreement (without any amendments or additional advice) will be made in accordance with the regulations of the Agreement and will be carried out by H&H Land and Property Ltd for which a fee of £250 plus VAT will be payable by the Buyer(s).

Basic Payment Scheme

The land is registered for Basic Payment purposes 15.52 Moorland entitlements are included in the sale and will be transferred to the Buyer. The cost of transferring these entitlements will be £250 + VAT, payable by the Buyer(s).

For the avoidance of doubt the Sellers will retain the 2020 payment in full.

Tenure

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

Sporting Rights

The sporting rights are in separate ownership and therefore excluded from the sale.

Field No	Field Reference	Ha	Acres
1	NY7503 8746	1.74	4.30
2	NY7503 9749	4.99	12.33
3	NY7603 0643	0.42	1.04
4	NY7503 9028	8.37	20.68
		15.52	38.35

Viewing

Viewing is permitted at reasonable time with the possession of these sales particulars constituting authority to view. Anyone viewing is respectfully asked to ensure that all gates are securely closed at all times.

Method of Sale

The property is to be offered for sale as a whole 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.

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.

Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID (i.e. driving licence or passport) and the other being a utility bill showing their address. These can be provided in the following ways: call into our office with, or post to us, the original documents for us to copy; or a certified copy provided via your solicitor.

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: **October 2020**



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 For illustration purposes
 only

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