



## **Land at Cliburn**

**Penrith CA10 3AL**

An excellent single field enclosure extending in total to 12.40 acres (5.02ha) located just on the fringe of the village of Cliburn. The field benefits from a mains water supply and access from the main road. The land is prime Eden Valley agricultural land, for growing crops including carrots, potatoes, wheat and barley.

**Guide Price £140,000**



### **Location**

The land is conveniently located on the western fringe of the village of Cliburn, approximately 6 miles South East of Penrith and Junction 40 of the M6.

### **Directions**

From Junction 40 of the M6 take the A66 heading East, at Kempley Bank roundabout take the 4<sup>th</sup> exit signposted Shap. Continue for 1.2 miles then turn left signposted Cliburn/Morland/Bolton. Continue on this road for 4 miles and the land is located on the right hand side, immediately before Cliburn Village Hall.

### **Description**

A single field enclosure extending to 12.40 acres (5.02ha). It has been used for growing crops such as potatoes, carrots, wheat and barley but if it were to be reseeded would provide an excellent grazing field for agricultural or equestrian use.

The Grade 3 land benefits from a mains water supply and excellent roadside access.

The Seller will erect a new double rylock with single barb fence, with a traditional hedgerow mix in the middle from A to B as shown on the attached plan. The existing in-field tree will be located within the middle of this new hedge line.

The crop of Winter Wheat will be sold as a standing crop by the seller and the land will be sold as stubble.

The FYM will remain in situ and will be purchased with the land.

### **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, 5.02 Non SDA entitlements are included in the sale and will be transferred to the successful Buyer.

The cost of transferring the entitlements will be £250 plus VAT, payable by the Buyer.

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

### **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.



Lot	Field Reference	Ha	Acres
1	NY5824 4194	5.02	12.40
	<b>TOTAL</b>		

### 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, please ensure you remain within the tramlines within the standing crop, 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 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: **June 2021**



# Land at Cliburn



Borderway  
Rosehill  
Carlisle  
CA1 2RS  
01228 406260  
hhlandestates.co.uk

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For illustration purposes  
only

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