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Land near
Yanwath and Askham,
Penrith

Land near Yanwath and Askham Penrith Cumbria

A SINGLE FIELD ENCLOSURE
OF APPROXIMATELY 11.86 ACRES (4.80 HECTARES)
OF GOOD QUALITY ACCOMMODATION LAND
WITH ROADSIDE FRONTAGE, MAINS WATER
AND LIVESTOCK LOADING PENS

J40 M6 Penrith 3.3 miles – Yanwath 1.2 miles – Askham 1.3 miles
(all distances are approximate)

The What3words location of the land is clip.ally.lilac

FOR SALE BY PUBLIC AUCTION
AT 7.30PM ON THURSDAY 15TH JUNE 2023
WITHIN THE LOWTHER CASTLE INN, HACKTHORPE, PENRITH CA10 2HX

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



Introduction / Location:

The block of land is situated next to the public highway linking the villages of Yanwath and Askham as shown on the attached sale plan.

Directions:

Please refer to the attached location plan.

The What3words location of the land is:
clip.ally.lilac.

Viewing

Prospective purchasers of the land may view on foot only at any reasonable daylight hour whilst in possession of a copy of these sales particulars.

Method of Sale

The property will be offered for sale by public auction as a Whole subject to reaching an undisclosed reserve price. Any guide prices given are not the reserve price. The vendors reserve the right to sell the property prior to the auction without notice and therefore any potential purchasers are advised to register their interest with the joint agents. The vendors reserve the right to alter, divide, amalgamate or withdraw any part of the property and to generally amend the order of sale. Any changes will be made clear at the public auction.

Deposits and Contracts of Sale

A 10% deposit of the purchase price will be payable on the fall of the auctioneer's hammer and the contract of sale is to be signed. Cash deposits cannot be accepted due to Anti Money Laundering Regulations. Payment is to be made by cheque or banker's draft. Copies of the sale contract will be available for inspection, by prior appointment only at the offices of the joint agents during the week prior to the public auction.

The Land

The land comprises of a single field enclosure with roadside frontage along its eastern boundary onto the public highway leading from Yanwath to Askham. The field extends to approximately 11.86 acres (4.80 hectares) or thereabouts and has the benefit of a mains water supply together with an extremely useful set of livestock loading pens. The field is currently sown down to permanent pasture and is in good heart.

Guide Price - £120,000

Land	Ha	Ac
NY5126 0904	4.80	11.86
TOTAL	4.80	11.86



General Remarks

Tenure

We understand that the title of the property is freehold. The land will be sold with the benefit of vacant possession.

Vacant Possession and Completion:

The purchaser(s) will be required to pay a 10% deposit of the purchase price on the fall of the auctioneer's hammer. Vacant possession will be given on completion which is to occur by no later than 12 noon on 27th July 2023. Completion can occur prior to this date if so desired.

Basic Payment Scheme (BPS)

The land will be used by the vendors to claim BPS for the 2023 scheme year. The purchaser(s) will be bound to abide by the rules of cross compliance so that penalties are not imposed by the Rural Payments Agency (RPA) and will indemnify the vendors for any breaches up to the 31st December 2023.

Ingoings

There are to be no ingoing claims effecting the property.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.



Boundary Maintenance

The boundary maintenance liability for the land is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist, the responsibilities are not known.

Purchaser Registration

As part of Government Anti-Money Laundering Regulations relating to the sale of property, we as joint selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

We are therefore obliged by Law to ensure that potential purchasers are registered with the joint agents at least five working days prior to the auction. Please note that no one will be able to bid for the land at the auction unless they are registered with ourselves. Please contact either of the joint agents for further information and also refer to the covering letter attached to these particulars for further information.

Further Photographs and Drone Footage

Additional photographs, and a virtual tour of the land can all be viewed on www.ianritchielandagents.co.uk. From the Home page, select 'Properties for Sale' and then click on the text saying 'Land near Yanwath and Askham' which is located next to the photograph of the land. From here you will be able to view particulars, additional photographs and the virtual tour.

Solicitors

If you require any information of a legal nature, please contact the vendors solicitors:



Burnetts Solicitors LLP (Rachel Elliott)
Victoria House
Wavell Drive
Rosehill
Carlisle
Cumbria
CA1 2ST
Tel: 01228 552265
E: re@burnetts.co.uk

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the joint agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither of the joint agents or their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. The vendors reserve the right to sell the property without notice.

Joint Selling Agents

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Particulars prepared: May 2023
Photos taken May 2023
Video footage taken May 2023

Sale/Location Plan – Land near Yanwath and Askham

