



Particulars of sale of:
Land near Bleatarn
Appleby
CA16 6PZ

Land near Bleatarn Appleby Cumbria CA16 6PZ

AN EXTREMELY USEFUL BLOCK OF MOWING AND GRAZING LAND WITH ROADSIDE FRONTAGE

Extending as a Whole to approximately 72.13 acres (29.19 hectares)

Lot 1 – 14.88 acres (6.02 ha) or thereabouts

Lot 2 – 29.80 acres (12.06 ha) or thereabouts

Lot 3 – 27.45 acres (11.11 ha) or thereabouts

FOR SALE BY PRIVATE TREATY IN 3 LOTS, A COMBINATION OF LOTS OR AS A WHOLE

The What3Words location for Lot 1 is fewer.mixed.outdoor
The What3Words location for Lot 2 is decimal.takeover.highlight
The What3Words location for Lot 3 is vandalism.clattered.shirt

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



Introduction / Location:

The land lies in open countryside adjoining the backroad between Appleby and Kirkby Stephen as shown on the attached location plan and sale plan. Please refer to the description of each Lot for the What3Words location of the access points to each respective Lot.

Directions:

Please refer to the attached sale plan.

Method of Sale

The property will be offered for sale by private treaty in 3 Lots, a combination of Lots or as a Whole. Offers are to be made in writing to Ian Ritchie Land Agents Ltd. The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd. The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

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.

General Description

Lot 1 - Field 6938 – 14.88 acres (6.02 hectares)

Lot 1 consists of a single field enclosure with roadside frontage along its western and southern boundary. The access point from the public highway to the field is in its southwestern corner.

LOT 1	Ha	Ac
6938	6.02	14.88
TOTAL	6.02	14.88

The What3Words location of the access point to the Lot is fewer.mixed.outdoor

Guide Price: £178,000



Lot 2 – 29.80 acres (12.06 hectares)

Lot 2 consists of two adjoining field enclosures. The central fenceline between the two consists partially of a hedgerow which is unfenced. Both fields are therefore run as one and extend to approximately 29.80 acres (12.06 ha). Access to the field is taken from its southern boundary from the public highway.

LOT 2	Ha	Ac
8244/9057	12.06	29.80
TOTAL	12.06	29.80

The What3Words location of the access point to Lot 2 is decimal.takeover.highlight.

Guide Price: £357,000



Lot 3 – 27.45 acres (11.11hectares)

Lot 3 is a single field enclosure extending to 27.45 acres (11.11 ha) or thereabouts. Please take note that the access track between the points A to D on the sale plan does not form part of this sale and the vendor will retain full ownership of the access track. The purchaser of Lot 3 will be granted a right of way over the track for agricultural purposes with a shared maintenance liability for the upkeep of the track according to usage. Currently there is no fence between the access track and the field but for the avoidance of doubt the area of the field has been calculated leaving a 0.6m (2ft) gap from the northwestern edge of the metalled track together with a 14m x 20m boxed off area adjacent to the cattle grid on the roadside.

LOT 3	Ha	Ac
5974pt	11.11	27.45
TOTAL	11.11	27.45

The What3Words location of the access point is vandalism.clattered.shirt

Guide Price: £329,000



General Remarks

Tenure

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

Water Supply

Currently despite water troughs being located in some of the fields there is not a mains water supply laid on.

The vendors have confirmed that it will be possible for a shared mains water supply to be made available or for a new connection to be made to the United Utilities watermain which runs through Lots 1 and 3. Final arrangements for dealing with a mains water supply can be discussed and agreed with the selling agent during the marketing period. Potential purchasers can discuss this with the sole agent if they so desire.

Exchange of Contracts, Vacant Possession and Completion:

The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. The deposit will be non-refundable in the event of the purchaser(s) being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession will be given on completion.

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, world heritage sites, 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.

Ingoings

There are to be no ingoing claims effecting the property.

Boundary Maintenance

The maintenance liability for the property 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 the Anti-Money Laundering Regulations relating to the sale of property, we as 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.

Sustainable Farming Incentive (SFI)

Each Lot is currently entered into an SFI agreement. Currently the rules for the SFI do not allow for the agreement to be transferred from the current owner to any purchaser. Therefore, vendors will be responsible for cancelling the agreement with the RPA after exchange of contracts and prior to completion of sale.

Countryside Stewardship Scheme (CSS)

Two hedgerows on Lot 2 are entered into an annual hedgerow management option which runs until 31st December 2025. The purchaser of the Lot will need to comply with the option rules until 31st December 2025 and the vendor will retain any payments received.

Further Photographs and Drone Footage

Additional photographs, and drone footage of the land can all be viewed on www.ianritchielandagents.co.uk. From the Home page, select 'Property for Sale' and then click on the text saying 'Land near Bleatarn' 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.

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the 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 the agent nor 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.**

Solicitors

If you require any information of a legal nature, please contact Charlotte Birtles at:



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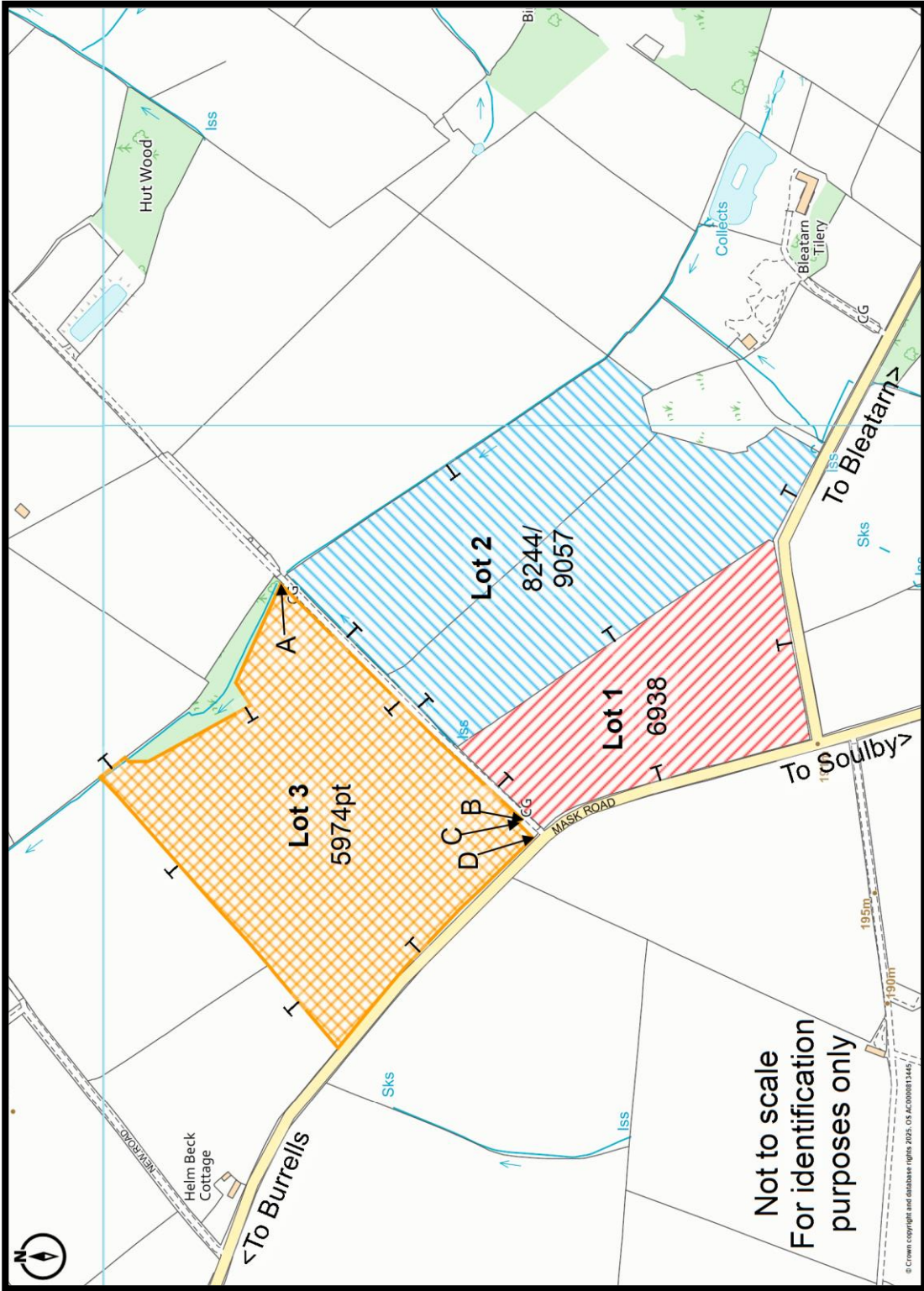
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Particulars prepared: August 2025

Sale Plan



Location Plan

