



Guide Price:
Lot 1 - £39,000
Lot 2 - £52,000

Particulars of sale of:

Land between
Orton and Tebay
Penrith, Cumbria CA10 3RE

FOR SALE BY PRIVATE TREATY IN 2 LOTS OR AS A WHOLE

Extending as a Whole to approximately 11.81 acres (4.78 ha) or thereabouts

Lot 1 – 4.89 acres (1.98 ha)

Lot 2 – 6.92 acres (2.80 ha)

Sown down to permanent pasture possibly suitable for equestrian use.

Introduction / Location:

The land lies in open countryside between Orton and Tebay to the eastern side of the B6260 Orton to Tebay road as shown on the attached sale plan.

Directions:

Please refer to the attached sale plan. The land does not have a specific postcode of its own but the postcode of the nearest property to it is CA10 3RE. **Be advised that Satnavs will identify the wrong location so please use the attached sale plan or What3Words when visiting the property.**

The What3Words location for:

Lot 1 is:

///honey.flops.quitter

Lot 2 is:

///discusses.chair.harmony

Method of Sale

The property will be offered for sale by private treaty in two 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.

General Description

The land lies in two adjoining fields as shown on the attached sale plan. Both fields can be accessed direct from the public highway.

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.

Tenure

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

Lot 1



Lot 1 extends to 4.89 acres (1.98 ha) or thereabouts and is watered by a natural water supply located in the northern corner of the field. The field has access to it direct from the B6260 along its northwestern boundary. The field is currently sown down to grass with the What3Words location of the access point to the field being: ///honey.flops.quitter

The lot has a guide price of £39,000.

Lot 2



Lot 2 extends to 6.92 acres (2.80 ha) or thereabouts. The field has a gateway on its northwestern boundary from the B6260 and is currently sown down to grass. The field has a gutter running through it but currently access to the gutter cannot be taken by livestock to gain access to the water supply.

The what3words location of the access point to the field is: ///discusses.chair.harmony

The lot has a guide price of £52,000.

General Remarks

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.

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 between Orton and Tebay' which is located next to the photograph of the land. From here you will be able to view particulars, additional photographs and drone footage.

Lot 1



Lot 2



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.**

Land Lots	Field Number	Hectares	Acres
Lot 1	2144	1.98	4.89
Lot 2	1431	2.80	6.92
GRAND TOTAL		4.78	11.81



Solicitors

If you require any information of a legal nature, please contact Sam Fawcett at:



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Land between Orton and Tebay

