



Particulars of sale of:
Land and Woodland at
Park Head
Renwick, Penrith
CA10 1JQ

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A USEFUL BLOCK OF ACCOMMODATION LAND
TOGETHER WITH A SEPARATE BLOCK OF WOODLAND
AVAILABLE IN 3 SEPARATE LOTS

FOR SALE BY PRIVATE TREATY

The What3Words location of the woodland – Lot 1 is [///denser.stove.scripted](#)
The What3Words location of the land – Lot 2 is [///finds.community.negotiators](#)
The What3Words location of the land – Lot 3 is [///juicy.cigar.galloped](#)

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

Lot 3



Introduction / Location

The property lies in open countryside lying to the southern and eastern outskirts of the hamlet of Park Head close to the village of Renwick. Each Lot has roadside frontage onto council adopted highways.

Directions

Please refer to the attached sale plan.

The land is located in open countryside and does not have a specific postcode of its own, but the postcode of the nearest property to it is CA10 1JQ.

Satnavs may not identify the correct location when using postcodes and prospective purchasers are therefore advised to use the What3Words App to locate the access to each Lot.

The What3Words location for the gateway into each Lot is as follows:

Lot 1 is ///denser.stove.scripted

Lot 2 is ///finds.community.negotiators

Lot 3 is ///juicy.cigar.galopped

Viewing

Prospective purchasers of Lot 1 and Lot 3 may view on foot only at any reasonable daylight hour whilst in possession of a copy of these sales particulars. However, Lot 2 has a bull grazing in the field and therefore entry should not be taken.

Method of Sale

The property will be offered for sale by private treaty in 3 Lots. 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.

Lot 1 (Woodland)

Lot 1 consists of a block of established predominantly broadleaved woodland extending to 5.49 acres (2.22 hectares) or thereabouts. Access to the woodland can be taken direct from the public highway at the southeastern corner of the Lot. The woodland is bounded to the north by Raven Beck. The owner has confirmed that he has fished and caught trout in the beck during his term of ownership. In previous years the owner has allowed a local shooting syndicate to use the wood.

Guide Price for Lot 1 – In the region of £30,000

Lot 1



Lot 1



Lot 1



Lot 2

Lot 2 is a block of good quality agricultural land sown down to permanent grass, extending to 9.44 acres (3.82 hectares) together with a small, wooded area of 0.17 acres (0.07 hectares). In total the Lot extends to 9.61 acres (3.89 hectares) or thereabouts. The Lot is watered from a natural spring supply which is located next to the wooded area. The main access to the field is in the southern corner where access can be taken from the public highway leading from Kirkoswald to the crossroads locally known as five road ends.

Please be advised that Lot 2 has a bull grazing in the field and therefore entry should not be taken. Please view the field from the road only.

Guide Price for Lot 2 – In the region of £95,000

Lot 2



Lot 2



Lot 2



Lot 3

Lot 3 is a single field enclosure sown down to permanent grass extending to 5.71 acres (2.31 hectares) or thereabouts. The field has access to the public highway along its southern boundary and benefits from a shared mains water supply.

Guide Price for Lot 3 – In the region of £57,000

Lot 3



Lot 3



Lot 3



General Remarks

Tenure

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

Nitrate Vulnerable Zone (NVZ)

All 3 Lots lie outside the Nitrate Vulnerable Zone (NVZ).

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 and Woodland at Park Head' which is located next to the photograph of the land. From here you will be able to view particulars, additional photographs and drone footage.

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 the vendors solicitors Sam McAlister at:

**Minihan
McAlister**
Agricultural and property solicitors

Minihan McAlister Solicitors
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Particulars prepared: June 2026

Lot 1



Lot 2



Lot 3



Lots 1, 2 and 3



Sale Plan

