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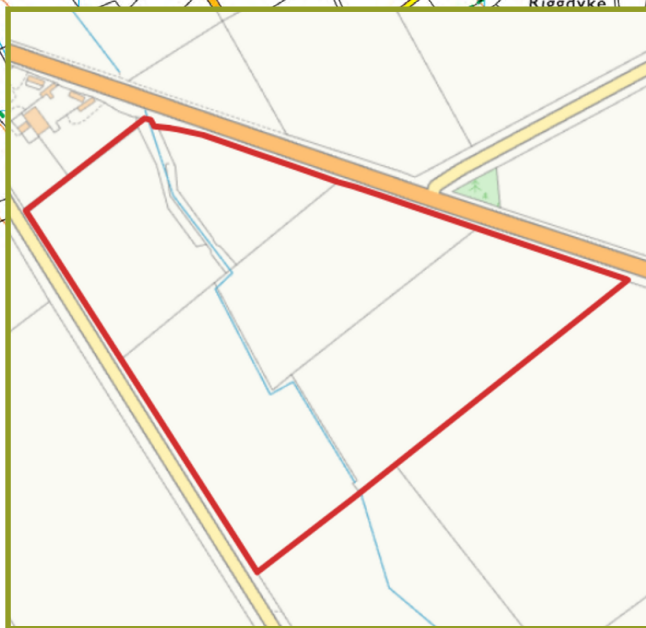
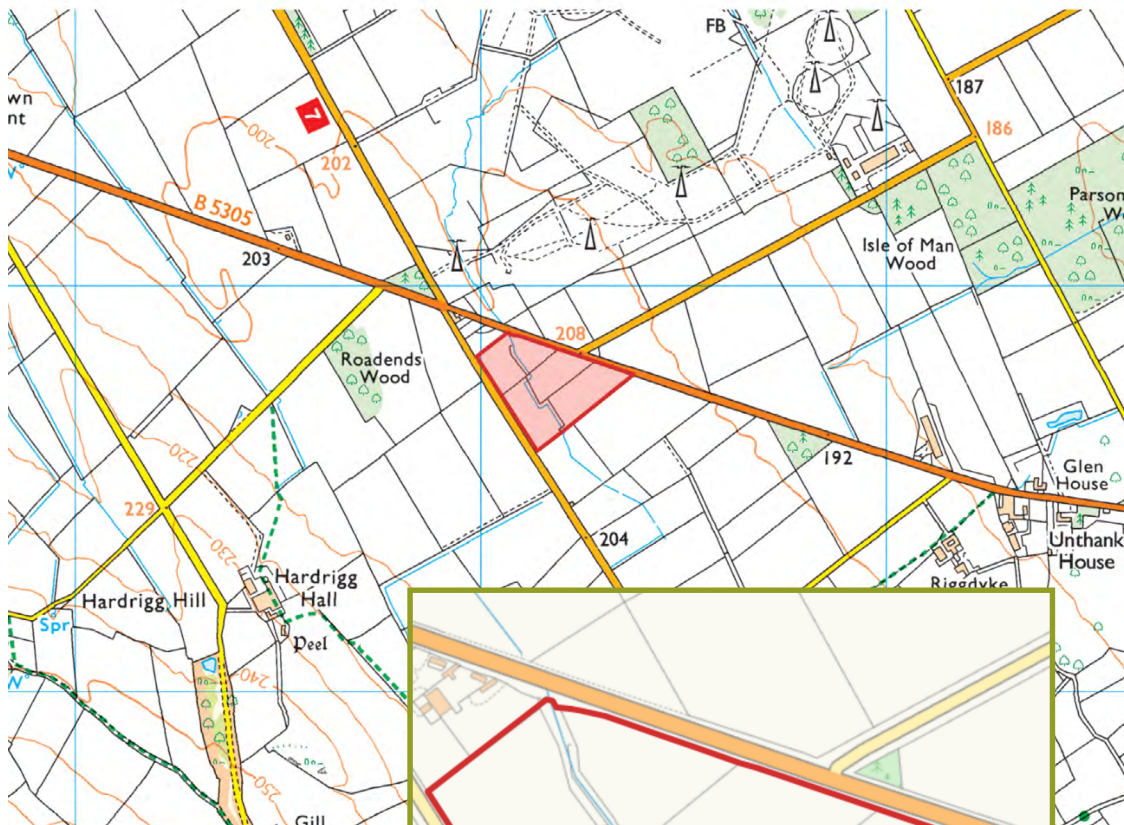
**HOPE'S**  
AUCTIONEERS & LAND AGENTS



**LAND NEAR  
SKELTON ROAD ENDS**  
SKELTON, PENRITH

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897





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# LAND NEAR SKELTON ROAD ENDS SKELTON, PENRITH

FOR SALE BY PRIVATE TREATY, AS A WHOLE.

An opportunity to purchase grazing ground extending to approximately 13.70 acres (5.54 hectares) located north west of the village of Skelton, Penrith.

The land is split into 5 useful paddocks, and provides an excellent opportunity for agricultural, equestrian or small holder use. The land benefits from roadside access to both the B5303 and the road leading from the B5305 south towards the village of Skelton.

The boundaries on the property consist of a mixture of mature and recently established hedgerows with post and wire fencing. The property has mains and natural water supplies. The land has been used for grazing and mowing previously and is found to be in good heart.

- 13.70 ACRES (5.54 HECTARES) OR THEREABOUTS
- SPLIT INTO 5 PARCELS
- PART IS SUITABLE TO BE MOWED
- IDEAL FOR FARMERS OR THOSE WITH AMENITY, SMALL HOLDER OR EQUESTRIAN INTEREST.
- FOR SALE AS A WHOLE.

### Introduction/Location

This parcel of land lies approximately 0.5 miles north west of the village of Skelton and approximately 8.5 miles north west of Penrith. The property is easily accessible from the B5305.

What3Words: ///departure.spotted.behaving

### Directions

From the B5305 heading east towards Penrith, at Skelton road ends turn right towards the village of Skelton. The property is located on the left and has roadside access.

### Method of Sale

The property will be offered for sale by Private Treaty as a whole. Offers are to be made in writing to the selling Agents. The Vendors reserve the right to sell the property without setting a closing date and any potential purchasers are therefore advised to register their interest with the selling Agents. The Vendors reserve the right to amend the sales particulars.

### 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. This is to take place within four weeks of an offer being accepted. 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 of the holding will be given on completion which will be set to take place within 4 weeks of exchange of contracts.

## Schedule of the fields

Field Number	Hectares	Acres
NY4336 2674	1.61	3.98
NY4336 1368	1.33	3.29
NY4336 1878	1.05	2.59
NY4336 1383	0.55	1.36
NY4336 0580	1.00	2.48
<b>TOTAL</b>	<b>5.54</b>	<b>13.70</b>

### Tenure

We understand that the title of the property is freehold and will be offered with vacant possession upon completion.

### Environmental Schemes

There is currently a Mid Tier Stewardship Scheme running on the land, however this concludes on 31st December. We anticipate that completion would occur following this date, offering the land free of any stewardship schemes.

### Sporting and Mineral Rights

The Sporting and Mineral Rights are included within the property as far as they are owned, full details of which will be contained within the sale contract.

### 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.

### Ingoings

There are to be no ingoing claims affecting the property.

### Boundary Maintenance

The ownership and maintenance responsibilities of the boundaries are indicated with the "T" marks on the sale plan. Where no "T" marks are shown, the responsibilities are unknown.

### Water

The property has mains and natural water supplies.

### Purchaser Registration

As part of the 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.

### 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 whatever 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 Vendor Reserves the right to sell the property without notice.

Particulars Prepared September 2024



### Viewing

Prospective purchasers of the land may view on foot only at any reasonable daylight hour whilst in possession of a copy of the sales particulars. All prospective purchasers view at their own risk.

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