



Particulars of sale of:  
Land near Mosedale End,  
Mungrisedale, Penrith CA11 0XH

## FOR SALE BY PRIVATE TREATY AS A WHOLE

Extending to approximately 2.72 acres (1.10 ha) or thereabouts of grazing land suitable for equestrian use.



### Introduction / Location:

The single field enclosure lies within a ring fence due northeast of the hamlet of Mosedale as shown on the attached sale plan. The land can be accessed using a shared access track leading from Mosedale in a north easterly direction past the land and right through to the road leading from Berrier towards Haltcliff Bridge.

### Directions

From the south leave the A66 sign posted Mungrisedale and Caldbeck. Travel for a total of 3.5 miles through the village of Mungrisedale into Mosedale. Opposite Mosedale End Farm leave the public highway and turn right onto a hardcore access track signposted Bridle Path to Hutton Roof. Continue along this track for 0.4 miles and the field is situated on the south side of the access track. This access track continues through to the road leading from Berrier to Haltcliff Bridge taking access through a Ford. The access track is shown as a purple line on the sale plan.

### Method of Sale

The property will be offered for sale by private treaty 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 extends to approximately 2.72 acres (1.10 ha) or thereabouts. Currently the land is sown down to permanent grass and may be suitable for equestrian use. The owner of the land has confirmed that he has ploughed it on several occasions in the past and confirms that the soil is a fertile silt. The field is fenced and has a natural water supply from a gutter running along the south-eastern boundary of the field enclosure. The land lies within the Lake District National Park but according to the Ordnance Survey maps the land is not classified as open access ground.

### Fell Rights

The field has Fell Rights on Bowscale Fell attached to it. According to entry number 54 of the Register of Common Land the land has the right to graze 11.80 units on Bowscale Fell. However please be advised that the vendors do not use the Fell Rights on the fell.

### 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 Remarks

### Tenure

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

### 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 will be given on completion which is to take place within four weeks of exchange of contracts.

### 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 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.

### Basic Payment Scheme (BPS) / Entitlements

The land is registered for BPS purposes and the vendors will be retaining any payments claimed under the 2021 BPS scheme year. Furthermore, due to the fact that the field is under the minimum holding size of 5 hectares BPS entitlements for the land are excluded from the sale.

### 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 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 near Mosedale End	Field Number	Hectares	Acres
	1	1.10	2.72
<b>TOTAL</b>		<b>1.10</b>	<b>2.72</b>

### Solicitors

If you require any information of a legal nature, please contact Samantha McAlister at:

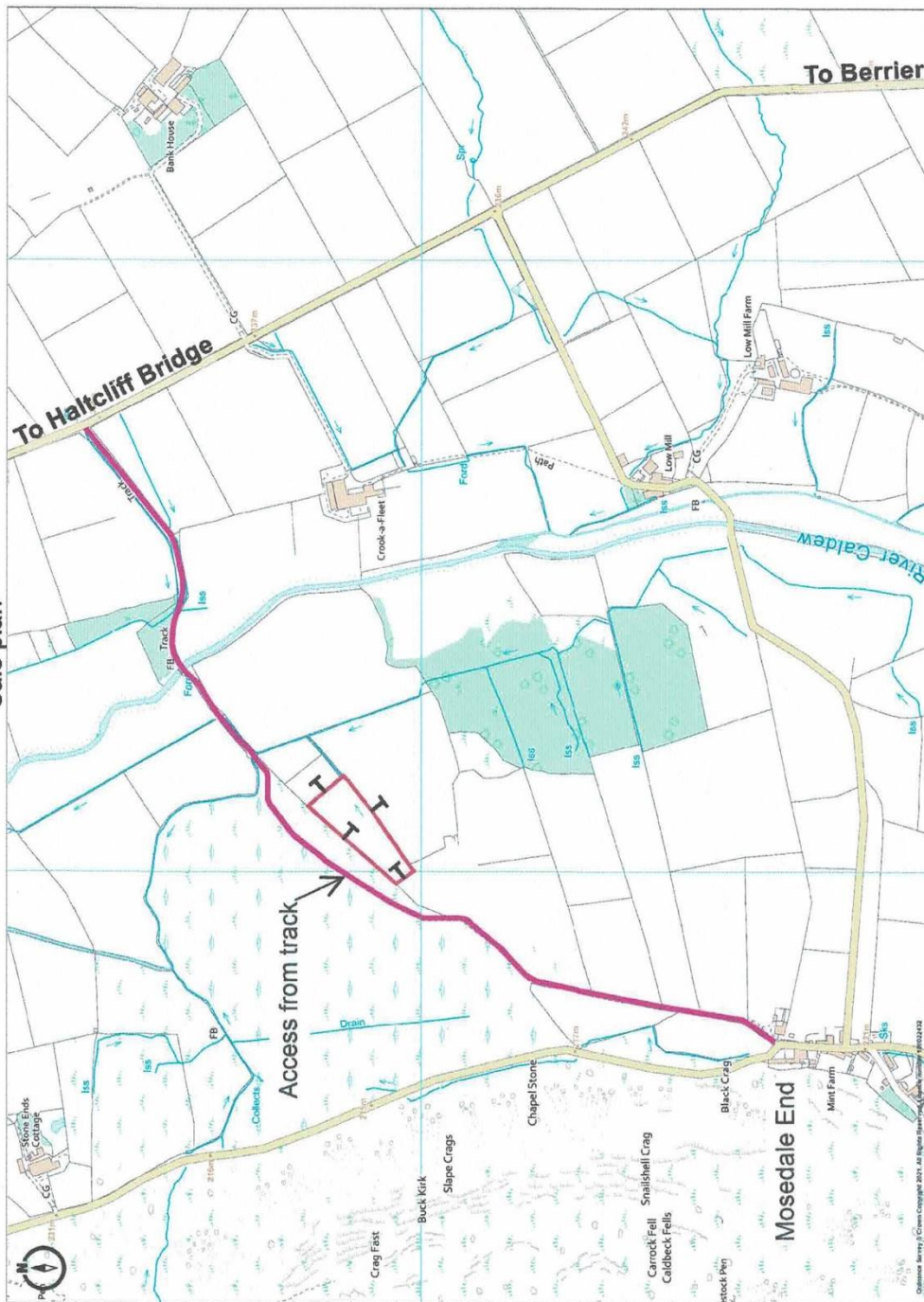
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Particulars prepared: July 2021

**Land near Mosedale End,  
Mungrisdale, Penrith, CA11 0XH  
Sale plan**



**Promap**  
LANDMARK INFORMATION

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License number 100023432  
Printed Scale - 1:10000 Paper Size - A4

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Land Agents

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