



Particulars of sale of:  
Land near Kirkbampton  
**Carlisle**  
**CA5 6JB**

# Land near Kirkbampton Carlisle Cumbria CA5 6JB

## EXCELLENT QUALITY MOWING, GRAZING AND ARABLE LAND

Extending as a Whole to approximately 63.21 acres (25.58 hectares)

Lot 1 – 10.40 acres (4.21 ha) or thereabouts  
Lot 2 – 43.99 acres (17.80 ha) or thereabouts  
Lot 3 – 8.82 acres (3.57 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 surfed.enacted.selection  
The What3Words location for Lot 2 is committee.flamed.torso  
The What3Words location for Lot 3 is examiner.similar.splinters

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





### Introduction / Location:

The land lies on the southern flanks of the village of Kirkbampton with access to the blocks either from public highways or shared access tracks. Please refer to the sale plan attached to these particulars.

### 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 0388 – 10.40 acres (4.21 hectares)

The land consists of a single field enclosure with roadside frontage along its eastern boundary and a mains water supply. The field is sown down to temporary grass which was reseeded in 2022.

LOT 1	Ha	Ac
0388	4.21	10.40
<b>TOTAL</b>	<b>4.21</b>	<b>10.40</b>

The What3Words location of the access point to the Lot is surfed.enacted.selection.



**Lot 2 – 43.99 acres (17.80 hectares)**

The Lot consists of six adjoining fields with a shared mains water supply. The main access to the Lot is taken from the village of Oughterby via a shared access track. There is also a second access to the northern end of field 3928 over a right of way with or without vehicles. Field 3996 is currently in a crop of Spring Barley which will be harvested and left in stubble. The remaining land is sown down to grass. A small area of Lot 2 is currently unregistered with the Land Registry, but evidence of its use will be given to assist the purchaser with its registration after purchase.

LOT 2	Ha	Ac
3928	2.33	5.76
2509	2.91	7.19
2894	1.77	4.37
3996	2.88	7.12
5590	5.16	12.75
3779	2.75	6.80
<b>TOTAL</b>	<b>17.80</b>	<b>43.99</b>

The What3Words location of the access point to the Lot is [committee.flamed.torso](#)



**Lot 3 – 8.82 acres (3.57 hectares)**

The land consists of two separate field enclosures both sown down to temporary grass. Both fields have roadside frontage along their northern boundaries and also have small areas used for Nature Conservation on their southern boundaries next to Haverlands Beck.

LOT 3	Ha	Ac
8833	2.23	5.51
0330	1.34	3.31
<b>TOTAL</b>	<b>3.57</b>	<b>8.82</b>

The What3Words location of the access point to field 8833 is [examiner.similar.splinters](#)





## Further Photographs of Lot 2



## 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. 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.

### Basic Payment Scheme

The land has had Basic Payments claimed on it for the 2023 scheme year. As such the purchasers will need to abide by the rules of cross compliance until the 31<sup>st</sup> December 2023 and will indemnify the vendors for any breach of cross compliance. For the avoidance of doubt any Basic Payments payable on the land are to be retained by the vendors.

### Further Photographs and Drone Footage

Additional photographs, and a virtual tour of the land can all be viewed on [www.ianritchielandagents.co.uk](http://www.ianritchielandagents.co.uk). From the Home page, select 'Properties for Sale' and then click on the text saying 'Land near Kirkbampton' 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 either Emma Blamire or Katherine Pretswell-Walker at:



Cartmell Shepherd Solicitors  
Montgomery Way  
Rosehill Industrial Estate  
Carlisle  
CA1 2RW  
Tel: 01228 514077

Email: [emma.blamire@cartmells.co.uk](mailto:emma.blamire@cartmells.co.uk) or  
[katherine.pretswell-walker@cartmells.co.uk](mailto:katherine.pretswell-walker@cartmells.co.uk)

### Sole Agents



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# Sale Plan – Land near Kirkbampton

