



Guide Price £80,000

Particulars of sale of:

Land near Low Geltbridge  
Brampton, Carlisle  
CA8 1SY

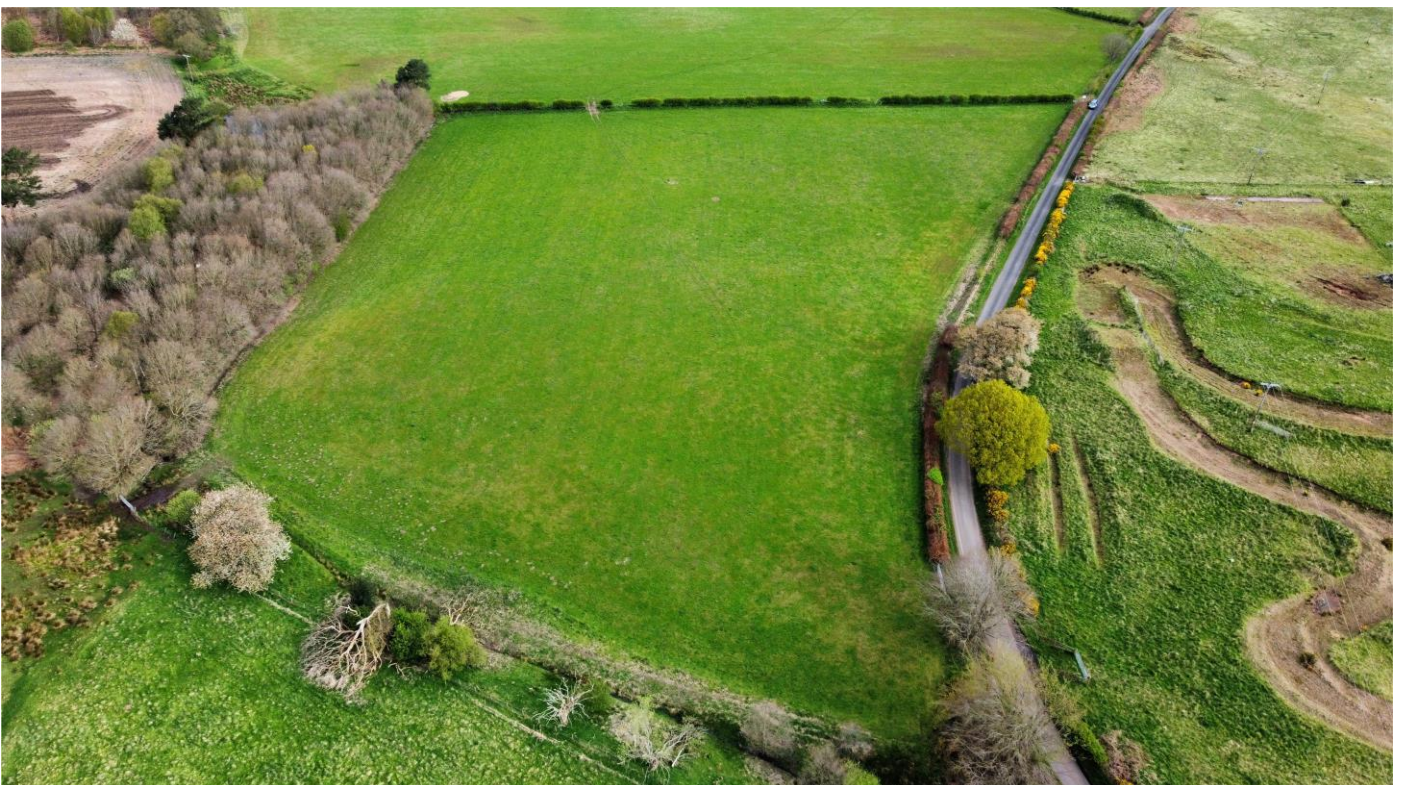
# Land near Low Geltbridge Brampton, Carlisle CA8 1SY

A SINGLE FIELD ENCLOSURE  
OF APPROXIMATELY  
7.51 ACRES (3.04 HECTARES) OR THEREABOUTS  
OF GOOD QUALITY GRAZING/MOWING/ARABLE LAND  
WITH ROADSIDE FRONTAGE

The What3Words location of the land is [spells.shades.digitally](https://www.what3words.com/spells/shades/digitally)

FOR SALE BY PRIVATE TREATY AS A WHOLE

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



### Introduction / Location:

The land lies in open countryside to the western side of the council adopted highway leading from Townhead, Hayton northwards towards Low Geltbridge and the A69 as shown on the attached sale plan.

### Directions:

Please refer to the attached location plan.

The land does not have a specific postcode of its own, but the postcode of the nearest property is CA8 1SY and the What3Words location of the land is: **spells.shades.digitally**

### 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.

### 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 lies in a single field enclosure with roadside frontage on its eastern boundary. The northern fence line of the property is currently not stock proof but after a sale has been agreed and within 2 weeks of completion of sale a stock proof fence will be erected by the vendor which is then to be maintained in the future by the purchaser of the field.

The land lies within a Nitrate Vulnerable Zone and has a guide price of £80,000



## 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.

## Further Photographs and Drone Footage

Additional photographs, and drone footage 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 Low Geltbridge' 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 Sarah Coyles at:



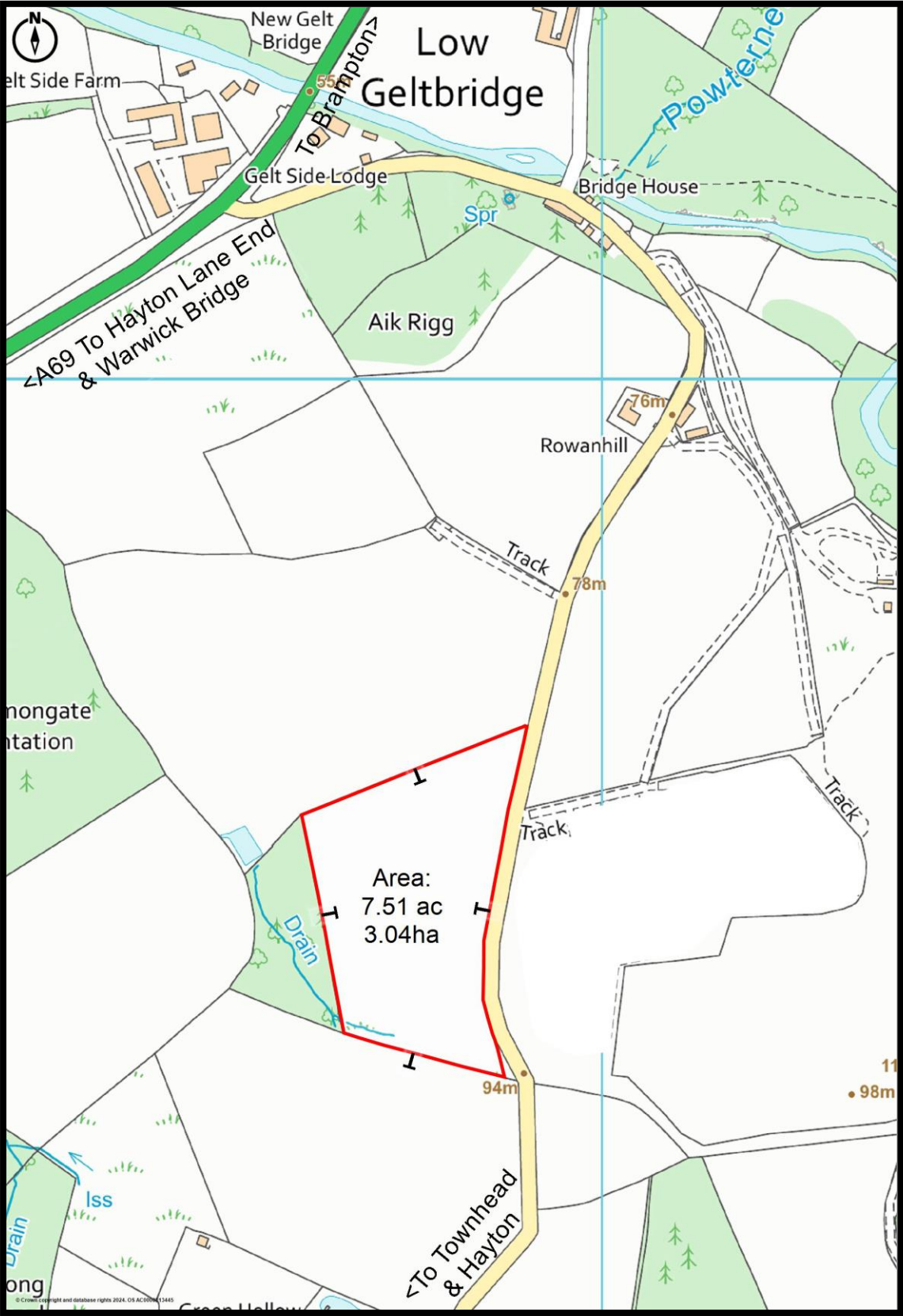
Bell Park Kerridge Solicitors  
Clifford Court  
Cooper Way  
Carlisle  
CA3 0JG  
Tel: 01228 888999  
Email: scoyles@bpkcumbria.co.uk

### Sole Agents



Ian Ritchie Land Agents Ltd  
Shannondale  
Newbiggin  
Penrith  
Cumbria  
CA11 0HT  
Tel: 07885 813 686 Office: 07719 470 597  
Email: ian@ianritchielandagents.co.uk  
Particulars prepared: April 2024

# Sale Plan



# Location Plan

