



Particulars of sale of:  
Land near Oughterby and  
Kirkbampton  
Carlisle

# Land near Oughterby and Kirkbampton Carlisle Cumbria

## A MIXTURE OF GRAZING, MOWING AND ARABLE LAND

Extending as a Whole to approximately 21.56 acres (8.72 hectares)

Lot 1 – 3.31 acres (1.34 ha) or thereabouts

Lot 2 – 11.45 acres (4.63 ha) or thereabouts

Lot 3 – 6.80 acres (2.75 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 [occupations.spared.adjust](#)

The What3Words location for Lot 2 is [blink.coupler.yacht](#)

The What3Words location for Lot 3 is [darts.baguette.spruced](#)

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





**Introduction / Location:**

The land lies between the villages of Oughterby and Kirkbampton as shown on the sale plan attached to these particulars. Lot 1 has roadside frontage onto the public highway with Lots 2 and 3 being accessed via a shared access track leading from Oughterby.

**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 0330 – 3.31 acres (1.34 hectares)**

The land consists of a single field enclosure with roadside frontage along its northern boundary. The field is currently sown down to grass, has an area of woodland at its southern end currently used for nature conservation purposes and benefits from a mains water supply.

LOT 1	Ha	Ac
0388	1.34	3.31
<b>TOTAL</b>	<b>1.34</b>	<b>3.31</b>

The What3Words location of the access point to the Lot is occupations.spared.adjust



**Lot 2 – 11.45 acres (4.63 hectares)**

Lot 2 consists of two adjoining fields extending in total to 11.45 acres (4.63 ha) or thereabouts. Both fields are sown down to grass and are currently serviced by a shared mains water supply. The Lot is accessed via a shared access track leading from Oughterby. Between the points marked A-B on the sale plan the vendor will erect a stockproof fence prior to completion of sale to access retained land to the east.

LOT 2	Ha	Ac
2509	2.92	7.22
2894pt	1.71 est	4.23 est
<b>TOTAL</b>	<b>4.63</b>	<b>11.45</b>

The What3Words location of the access point to the Lot is [blink.coupler.yacht](#)



**Lot 3 – 6.80 acres (2.75 hectares)**

Lot 3 is a single field enclosure extending to 6.80 acres (2.75 ha) or thereabouts. The field is sown down to temporary grass. The field is currently serviced by a shared mains water supply and is accessed from a shared access track leading from Oughterby.

LOT 3	Ha	Ac
3779	2.75	6.80
<b>TOTAL</b>	<b>2.75</b>	<b>6.80</b>

The What3Words location of the access point to field 8833 is [darts.baguette.spruced](#)





## 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.

### Sustainable Farming Incentive (SFI)

All of the land apart from 2509 is currently entered into a herbal ley option under the Sustainable Farming Incentive. Payments for year 1 of the SFI will be retained by the vendors. The purchasers will be bound to take over the agreement if allowed to do so by the RPA for a further 2 years. The purchaser will be charged £250 plus VAT as a contribution towards the cost of transferring the scheme from the vendors to the purchaser.

### 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 Oughterby and 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 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)

### Sole Agents



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Particulars prepared: November 2024

# Sale Plan – Land near Kirkbampton

