



Particulars of sale of:
Land near Park Head
Glassonby, Penrith
CA10 1LB

Land near Park Head Glassonby, Penrith CA10 1LB

A USEFUL BLOCK OF ACCOMMODATION LAND
TOGETHER WITH WOODLAND AND FLIGHT POND
EXTENDING TO APPROXIMATELY
40.54 ACRES (16.41 HECTARES) OR THEREABOUTS
ACCESS FROM SHARED ACCESS TRACK

The What3Words location of the land from the south is [///partners.reseller.boss](#)
The What3Words location of the land from the north is [///madness.backswing.expiring](#)

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 lying to the northwest to the village of Gamblesby and southeast of Park Head near Viol Moor. The land is ring fenced, accessed via a shared track and also contains a block of woodland and flight pond together with a sandstone-built field house as shown on the attached sale plan.

Directions

Please refer to the attached sale plan.

The land is located in open countryside and does not have a specific postcode of its own, but the postcode of the nearest property to it is CA10 1LB. The land can be accessed from the north or south via a shared access track.

From the south leave the village of Gamblesby and take access onto Robertlands Lane. The What3Words location for the gateway into the field is ///partners.reseller.boss. If approaching from the north the What3Words location is ///madness.backswing.expiring.

The access track runs the full length of the western boundary of the land but is rough in places and parts of it can only be used by quad bike or other suitable 4 x 4 vehicle.

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 ring-fenced block extending to 40.54 acres (16.41 hectares) or thereabouts. Included within this acreage is a wooded area, which is under grazed and extends to 3.48 acres (1.41ha) or thereabouts. Located next to the wood is a flight pond which in the past has been used by a local shooting syndicate. Access to the lot is taken from a shared access lane as described in paragraph headed 'Directions'.

The majority of field number 5867/6652 was reseeded in 2024 with all of the agricultural land being sown down to grass. The lot is watered from the pond and by runner. Also included within the lot is a small sandstone single story building under sandstone flag roof (which is in need of repair).

Please note the set of disc harrows shown on the aerial footage are not included in the sale and will be removed the vendors prior to completion.

The land lies outside the Nitrate Vulnerable Zone (NVZ).

LAND	Ha	Ac
5599	1.41	3.48
4986	6.54	16.16
5867/6652	8.46	20.90
TOTAL	16.41	40.54



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. From the Home page, select 'Property for Sale' and then click on the text saying 'Land near Park Head' 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 the vendors solicitors Sam McAlister at:

**Minihan
McAlister**
Agricultural and property solicitors

Minihan McAlister Solicitors
Unit B1 South Mill
Warwick Mill Business Park
Brampton
CA4 8RR
Tel: 01228 217218
Email: sam@minihanmcaslisters.co.uk

Sole Agents

I Ian Ritchie
Land Agents

Ian Ritchie Land Agents Ltd
Shannondale
Newbiggin
Penrith
Cumbria
CA11 0HT
Tel: 07885 813 686 Office: 07719 470 597
Email: ian@ianritchieandagents.co.uk
Particulars prepared: March 2025



Sale Plan

