



Land & Building off Ellwood Croft, Gamblesby, CA10 1HY

Guide Price £125,000

C&D Rural

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Penrith

- Around 4.22 acres of land with a modern 60' x 30' shed
- Access from the road to the village allotments
- Orchard with fruit and nut trees
- Sought after village location
- Ideal opportunity to create a rural lifestyle

Lifestyle opportunity - 4.22 ac field with modern agricultural building.

Tenure: Freehold

C&D Rural



DESCRIPTION

The field is accessed via double gates off the road that leads to the village allotments, and amounts to around 4.22 acres, including the area occupied by the building and yard area, and is sown to grass. It is serviced by mains fed water, as is the building, and also roof water is collected from the building. The land is stock proof fenced. Three small areas of the field are excluded from the sale and are shown marked on the sale plan. The building is of timber frame construction measuring around 60' x 30' with a concrete floor, concrete feed passage to the front and a hardcore yard area. There is also an orchard containing plum, apple, nut and pear trees.

Location

The Eden Valley village of Gamblesby is a rural idyll, surround by hills and around 9 miles north east of Penrith. It is close to the North Pennines AONB (Area of Natural Beauty). The village is accessed by local rural roads but is close to the A686, which is a popular road for motorists and bikers alike. Penrith has a range of high street and local shops, a monthly Farmers Market, a wide range of healthcare facilities, schools, leisure options, restaurants, cafes, as well as bus station and train station (on the West Coast Mainline). Penrith is also the gateway to the north lakes and is the hub joining the A66 to the M6 motorway.

What 3 Words: ///hardening.cheaper.offices

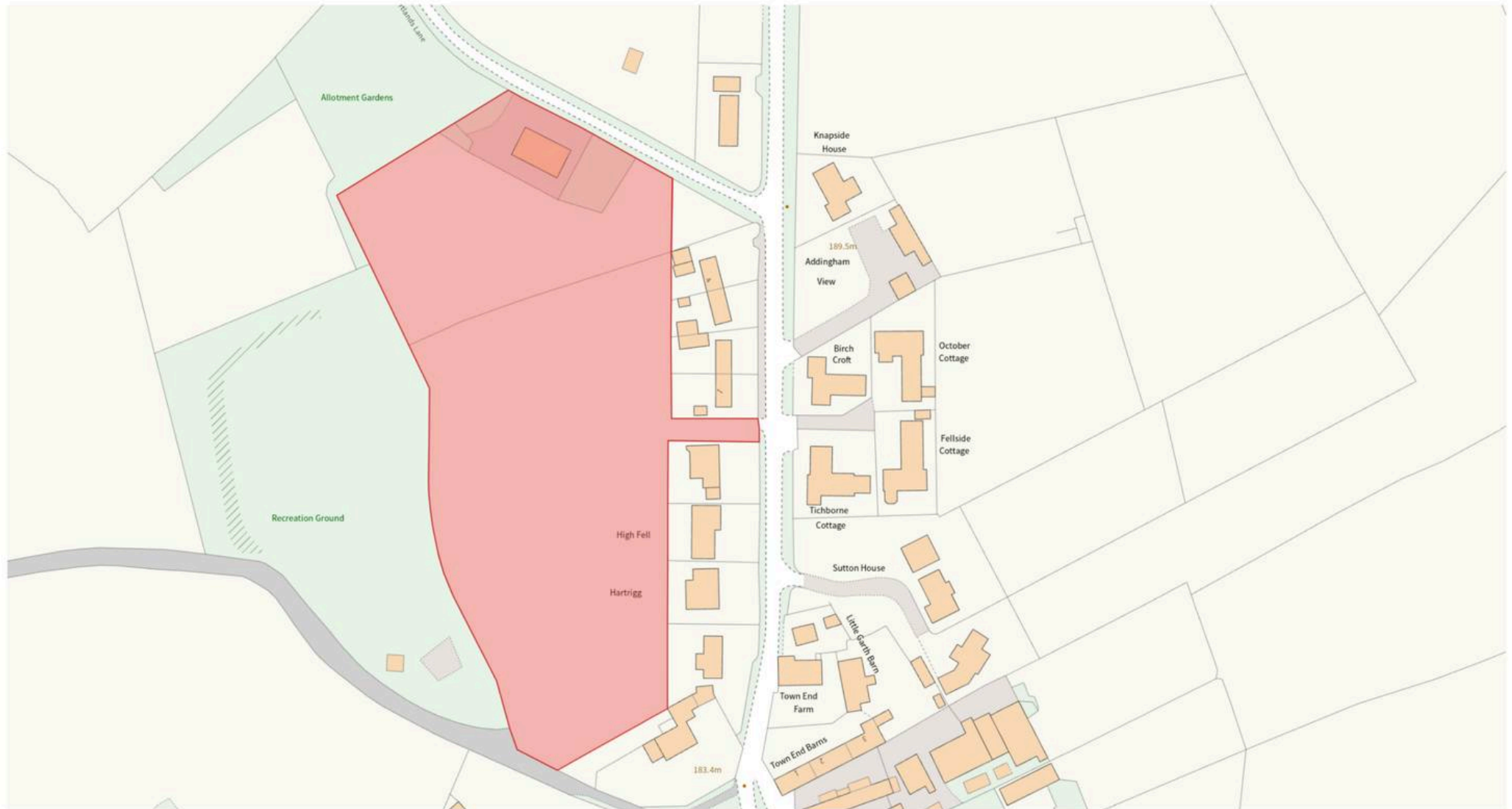






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GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Services: Mains water supply.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Westmoreland and Furness Council, Voreda House, Portland Place, Penrith, CA11 7BF. Tel: 0300 373 3300. The bungalow is in Council Tax Band C.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on @cdrural.

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee ranging from £50 -£300 depending on the provider and the product.



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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.