



Land near Carlatten, Castle Carrock, Brampton - CA8 9BX

In Excess of £200,000

C&D Rural

Land near Carlattan, Castle Carrock

Brampton

- Agricultural land extending to 8.94 Ha (22.10 acres)
- The land is classified as Grade 3 under the Provisional Agricultural Land Classification
- Located mid-way between the villages of Castle Carrock and Armathwaite.
- Versatile set of handling pens
- Most agricultural amenities can be found within a 10-mile radius of the land
- What3words: [///samplers.scout.format](https://www.what3words.com/samplers.scout.format)

A rare opportunity to acquire a highly productive block of land extending to 8.94 Ha (22.10 acres). The land lies in one block split into two land parcels.

Tenure: Freehold

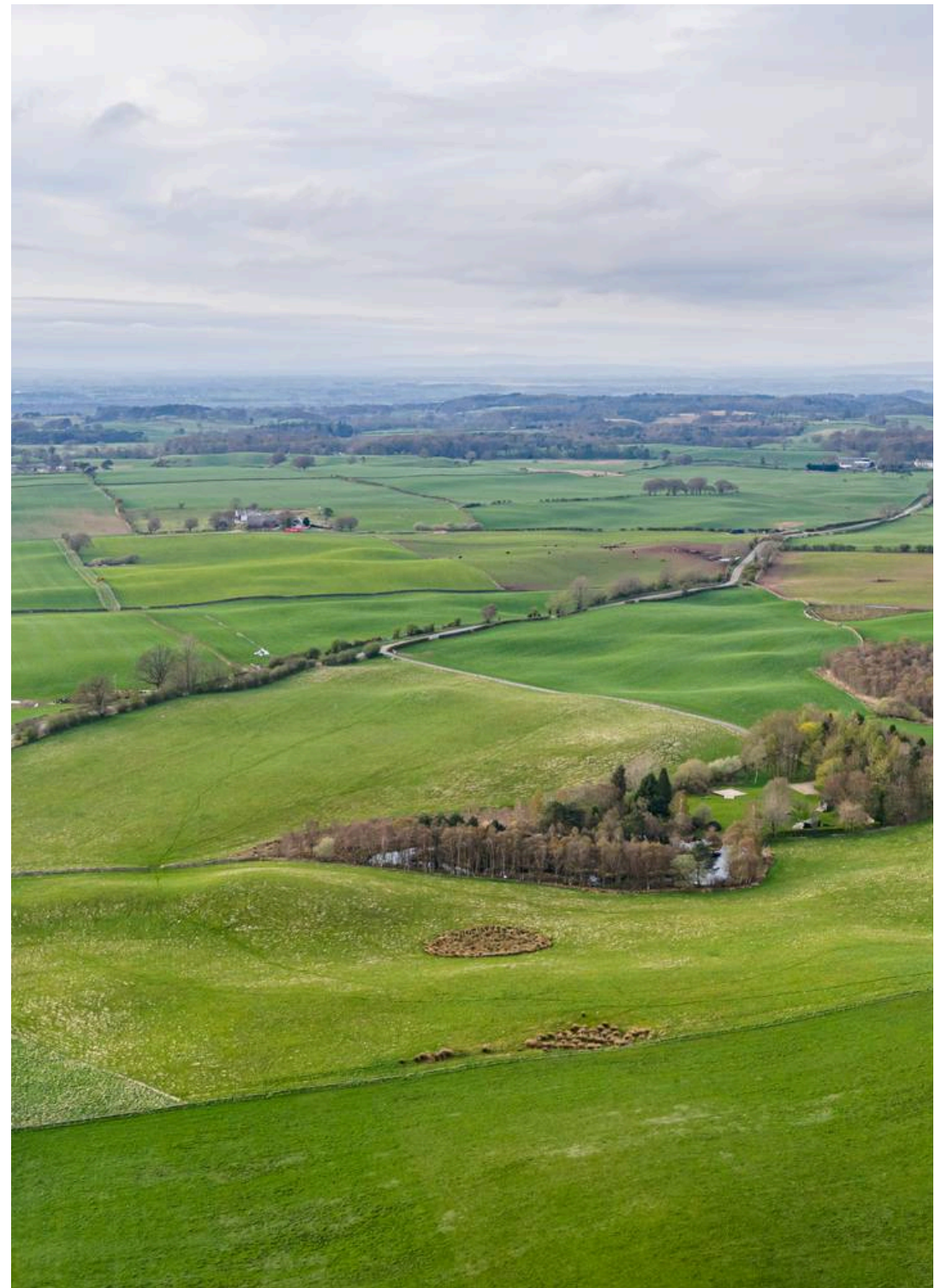


A rare opportunity to acquire a productive block of land within the highly sought after area of the Eden Valley. The land in its entirety extends to 8.94 Ha (22.10 acres) and lies within one block split into two land parcels. The land is bound by the public highway to the North and other agricultural properties, to the East, South and West. Historically the land has offered excellent stock grazing but with improvement it has the potential to be silageable. The land benefits from two points of roadside access, offering perfect flexibility.

Directions

From the centre of Castle Carrock, take the B6413 (Rectory Rd) heading West. Immediately take the right fork in road signposted for How Mill and Armathwaite. Following the left turn in the road, continue for 1.5 miles where the gateway to the land can be found on the left hand side.

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Land near Carlatton, Castle Carrock, CA8
9BX



GENERAL REMARKS AND INFORMATION

Offers: Offers should be submitted to the selling agents, C&D Rural. 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 note their interest with the selling agents.

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

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 servitude rights, 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.

Mines & Minerals: All mines and mineral rights are excluded from the sale and are held by a third party.

Sporting rights: All sporting and fishing rights are included in so far as they are owned.

Stewardship: The land is registered with Rural Payments Agency, and is entered into Countryside Stewardship Agreement, this agreement expires on 31st December 2026. The successful purchaser will be required to adhere to the schemes restrictions. Genuinely interested parties can be provided with a copy of the agreement on request. The vendors will retain the full payment for 2026. The land is not in any other schemes. The purchaser must farm in an appropriate manner to ensure that the subsidy is not reclaimed.

Timber: All standing timber is included in the sale.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Solicitors: Bell Park Kerridge, Clifford Court, Cooper Way, Parkhouse, Carlisle, Cumbria, CA3 0JG c/o Duncan Carter Tel.01228 888999

Local Authority: Cumberland Council

Services: The land is serviced by a metered mains water supply to a water trough located on the northern boundary of the land parcel.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

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](https://www.instagram.com/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.

Purchase Price Within 7 days of the exchange of contracts, a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not).

Disputes Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Financial Reference Any offer by a purchaser(s) which is to be supported by a loan agreement must be accompanied by supporting documents for the satisfaction of the seller.

Overseas Purchasers Any offer by a purchaser who is resident out with the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

Lotting It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Company number: 14680051 C&D Rural Ltd trading

Registered office: Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY

C&D Rural

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Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
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.