



## **Land at Helton Penrith CA10 2QB**

A block of excellent quality grazing and mowing land located on the fringes of the Lake District National Park. Extending in total to 18.29 acres (7.40ha) with roadside access and natural water supply. The land is conveniently located just 5.5 miles South of Penrith.

**Available as a Whole or in Two Lots and for sale by Public Auction Wednesday  
24<sup>th</sup> January 2024 at 1.00pm in Ring 1, Borderway Mart, Rosehill, Carlisle**

**Guide Price as a Whole £225,000**





### Location

The land is located just to the South of the village of Helton, approximately 6 miles South of Kemplay Bank roundabout at Penrith giving good access to the A6, A66 and the M6.

### Directions

From Kemplay Bank roundabout on the A66 take the A signposted Shap. At the next roundabout take the 2<sup>nd</sup> exit onto the B5320 signposted Tirrill/Pooley Bridge. Continue for 1.1 miles then turn left signposted Askham/Haweswater, continue through Askham onto Wideworth Farm Road and continue passed Helton and the land is located on your left hand side.

What3Words: evaporate.slot.scaper

### Description

**Lot 1: 9.07 acres**

**Guide Price: £112,000**

Two field enclosures extending to 9.07 acres (3.67ha) with roadside access.

Boundaries are predominantly dry stone walls with some post and wire fences. Boundary responsibilities are shown on the attached plan by T Marks. The Seller will make good the internal boundary between the Lots prior to completion.



**Lot 2: 9.22 acres**

**Guide Price: £113,000**

A single field extending to 9.22 acres (3.73ha) with a right of access across a short part of private track leading from public highway.

Boundaries are predominantly dry stone walls with some post and wire fences. Boundary responsibilities are shown on the attached plan by T Marks. The Seller will make good the internal boundary between the Lots prior to completion.

### Common Rights

The sale includes grazing rights on Helton Fell (CL113): "To graze 75 sheep with their followers over the whole of the land comprised in this registered unit". If the property is sold in Lots the rights will be split pro rata.

### Nitrate Vulnerable Zone

The land is not situated within an NVZ.

### Environmental Schemes

The land is not entered into any Schemes.

### Tenure

The property is offered for sale Freehold with Vacant Possession being given on completion.

### Mineral Rights

The mines and mineral rights are excluded from the sale as they owned by a third party.

### Viewings

The land can be viewed on foot at anytime during daylight hours with a set of these sales particulars. Please ensure that all gates are closed behind you.

Lot	Field No	Acres	Ha
1	1	7.76	3.14
	2	1.31	0.53
		<b>9.07</b>	<b>3.67</b>
2	3	9.22	3.73
		<b>18.29</b>	<b>7.40</b>

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The land can be viewed on foot at anytime during daylight hours with a set of these sales particulars. Please ensure that all gates are closed behind you.

### Method of Sale

The property is offered for sale by Public Auction in Ring 1 at Borderway Mart, Rosehill, Carlisle CA1 2RS at 1.00pm on Wednesday 24<sup>th</sup> January 2024.

The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

### Deposit and Completion

The Buyer will be required to pay a deposit amounting to 10% of the purchase price on the fall of the auctioneer's hammer, at which point exchange of contracts will take place. (The deposit will be non-returnable in the event of the Buyer being unable to complete a sale for any reasons not attributable to the Seller or their Agents).

Completion will take place six weeks after the date of Auction, or sooner by Agreement.

### Legal Pack

A copy of the Legal Pack will be available from the Selling Agent and our clients' solicitor: Bruce Richardson, Arnison Heelis.

### Money Laundering Regulations

All Prospective Buyers should be aware in order to be in a position to buy at the auction we must first undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017). All parties considering bidding provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill prior to the auction commencing.

### IMPORTANT NOTICE

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
- No employee of H&H LAND & ESTATES Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND & ESTATES Ltd. or the Vendors or the Lessors of this property.
- The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- The property is sold subject to reserve(s).
- H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **November 2023**

