



Land & Buildings at Gaisgill Tebay CA10 3UB

An excellent block of grazing land extending in total to 27.67 acres (11.20ha) together with two timber stable blocks providing five stables and a feed store/tack room, a steel portal general purpose shed and concrete yard area.

Guide Price £150,000



Location

The land is located just to the North of the village of Gaisgill with easy access to the A685 and the M6.

Directions

From Junction 38 of the M6 take the A685 signposted Kendal/Brough, at the roundabout take the second exit and continue on the A625 signposted Brough, then turn left onto the B6261 signposted Orton, the property stands on the crossroads after approximately one mile.

Description

Two blocks of land as shown edged red on the attached plan extending in total to 27.67 acres (11.20ha). Within the corner of the smaller block which stands on the crossroads are two timber stable blocks and general purpose shed with concrete yard area. The second block of land is currently separated into three separate field areas and offers rough grazing with a timber frame field shelter.

General Purpose Shed

17.80m x 9.35m. Four bay steel portal frame shed with blockwork walls and profile steel cladding, part lofted internally. Water storage tanks for collection of rainwater from the roof.

Stable Block 1

Timber stable block with concrete floors and corrugated fibre cement roof with corrugated felt over.

Feed Store/Tack Room: 3.60m x 3.60m.

Stable 1: 3.45m x 3.60m.

Stable 2: 3.45m x 3.60m.

Stable 3: 3.45m x 3.60m.

Stable Block 2

Timber stable block with concrete floors and corrugated fibre cement roof with corrugated felt over.

Stable 4: 3.45m x 3.55m.

Stable 5: 3.45m x 3.55m.

Services

The property does not have mains water or electricity supplies.

The Land

The land within Block 1 extends to 7.14 acres (2.89ha) of good quality grazing land with roadside access.

Block 2 extends to 20.23 acres (8.31ha) of rough grazing land with roadside access and a timber framed field shelter. For the avoidance of doubt the land Registry confirms that the ownership includes the land upon which the council maintained road runs and the grass verge on the opposite side.

Nitrate Vulnerable Zone

The land does not lie within a nitrate vulnerable zone.

Basic Payment Scheme

The land is not registered for BASIC Payment purposes.

Environmental Schemes

The land is not entered within any Environment Schemes.

Sporting & Mineral Rights

The sporting and mineral rights are included within the sale in so far as they are owned.

Block	Ha	Acres	Description
1	2.89	7.14	Grazing
2	8.31	20.53	Mowing/Grazing
Total	11.20	27.67	

Viewing

Viewing is strictly by appointment through H&H Land & Estates. Please contact Shirley on 01228 406274.

Tenure

The property is offered for sale Freehold with vacant possession on completion.

Method of Sale

The property is offered for sale by Private Treaty as Whole. The Vendors reserve the right to exclude any of the property shown or to generally amend the particulars.

Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Purchasers will be held to have satisfied themselves as to the nature of such burdens and for further details are advised to contact the Vendor's Solicitor: Mrs F Marsh, Scott Duff & Co, 40 King Street, Penrith CA11 7AY.

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:

- (i) 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;
- (ii) 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.
- (iii) 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.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) 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.
- (vi) 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.
- (vii) The property is sold subject to reserve(s).
- (viii) 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: **October 2019**

