

Edwin
Thompson



FOR SALE
LAND AND BUILDING AT KINGWATER, WALTON, BRAMPTON CA8 2JW

**AGRICULTURAL BUILDING WITH LAND EXTENDING TO APPROXIMATELY 18.65 HECTARES (46.08 ACRES)
FOR SALE AS A WHOLE OR IN TWO SEPARATE LOTS**

GUIDE PRICE (AS A WHOLE): £675,000 (SIX HUNDRED AND SEVENTY-FIVE THOUSAND POUNDS)

Berwick upon Tweed | Carlisle | Galashiels | Kendal | Keswick | Newcastle | Windermere

Ref: KP1150



LOCATION

The Land and building at Kingwater lies approximately 13 miles from the City of Carlisle and approximately 4.4 miles north of the market town of Brampton. The property lies some 5 miles from the A69, a cross country route connecting Carlisle to Newcastle. The M6 motorway lies some 13 miles from the property, providing excellent transport routes to the Scottish Borders and the South.

What3Words:///conclude.proclaims.blanks

DIRECTIONS

Take Junction 43 off the M6 motorway. At the Rosehill Roundabout, take the 3rd exit onto the A69. Continue for approximately 6.5 miles to Brampton roundabout and take the 3rd exit onto Brampton Bypass/A69. After approximately 2.3 miles turn left onto A6071. After 0.3 miles turn right onto Turning Course Lonning, then take the next right turn. Continue for approximately 1.4 miles then turn left. Continue for approximately 2 miles and the property will be located on the left-hand side.

DESCRIPTION

The Land and Building at Kingwater comprises of approximately 18.65 hectares (46.08 acres) of good quality agricultural land with a large agricultural shed split into two separate lots.

Lot 1: Agricultural Building with 3.36 hectares (8.30 acres) of agricultural land.

Guide Price: £350,000 (Three Hundred and Fifty Thousand Pounds)

Agricultural shed: (48.35m x 27.00m) with a lean to (48.35m x 10m)

Steel portal framed building with concrete panel walls and part concrete floor under an asbestos roof.

There is a further large yard area surrounding the building. The building holds a variety of possible different uses subject to obtaining the relevant consents.

The land is classified as Defra Grade 3 agricultural land. The soils are described as acidic sandy and loamy soils, suited to arable and grass production. The land surrounds the agricultural building.

The property benefits from a mains water supply and the agricultural building benefits from mains electricity.

Lot 2: Agricultural Land extending to approximately 15.29 hectares (37.78 acres).

Guide Price: £325,000 (Three Hundred and Twenty Five Thousand Pounds)

The land lies over Kingwater and is classified as Defra Grade 3 agricultural land. The soils are described as acidic sandy and loamy soils, suited to arable and grass production. The land is accessible from the public highway then from field to field.

The land benefits from a natural water supply.

METHOD OF SALE

The property is offered for sale in two separate lots and as a whole by Private Treaty. Offers should be submitted in writing to Mr Matthew Bell, Edwin Thompson, FIFTEEN, Rosehill, Carlisle.

The vendor reserves the right to withdraw / exclude any of the land shown at any time and to generally amend the particulars for sale and method of sale. Therefore, prospective purchasers are advised to register their interest with the selling agents.

Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice. The sellers also reserve the right to sell the property without prior notification.

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession being given upon completion.

SPORTING & MINERAL RIGHTS

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

BASIC PAYMENT SCHEME

The land is registered under the Rural Land Register for the Basic Payment Scheme. There are no entitlements included within the sale.

ENVIRONMENTAL STEWARDSHIP SCHEME

The land is not entered into any environmental stewardship scheme.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with any benefit of all rights of way, whether public or private and any existing or proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not. The buyer will be held to satisfy himself or herself on all such matters.

VIEWING

All viewings must be pre booked with the selling agents. Please contact Matthew Bell / Megan Proctor in our Carlisle office on 01228 548385.

MONEY LAUNDERING REGULATIONS

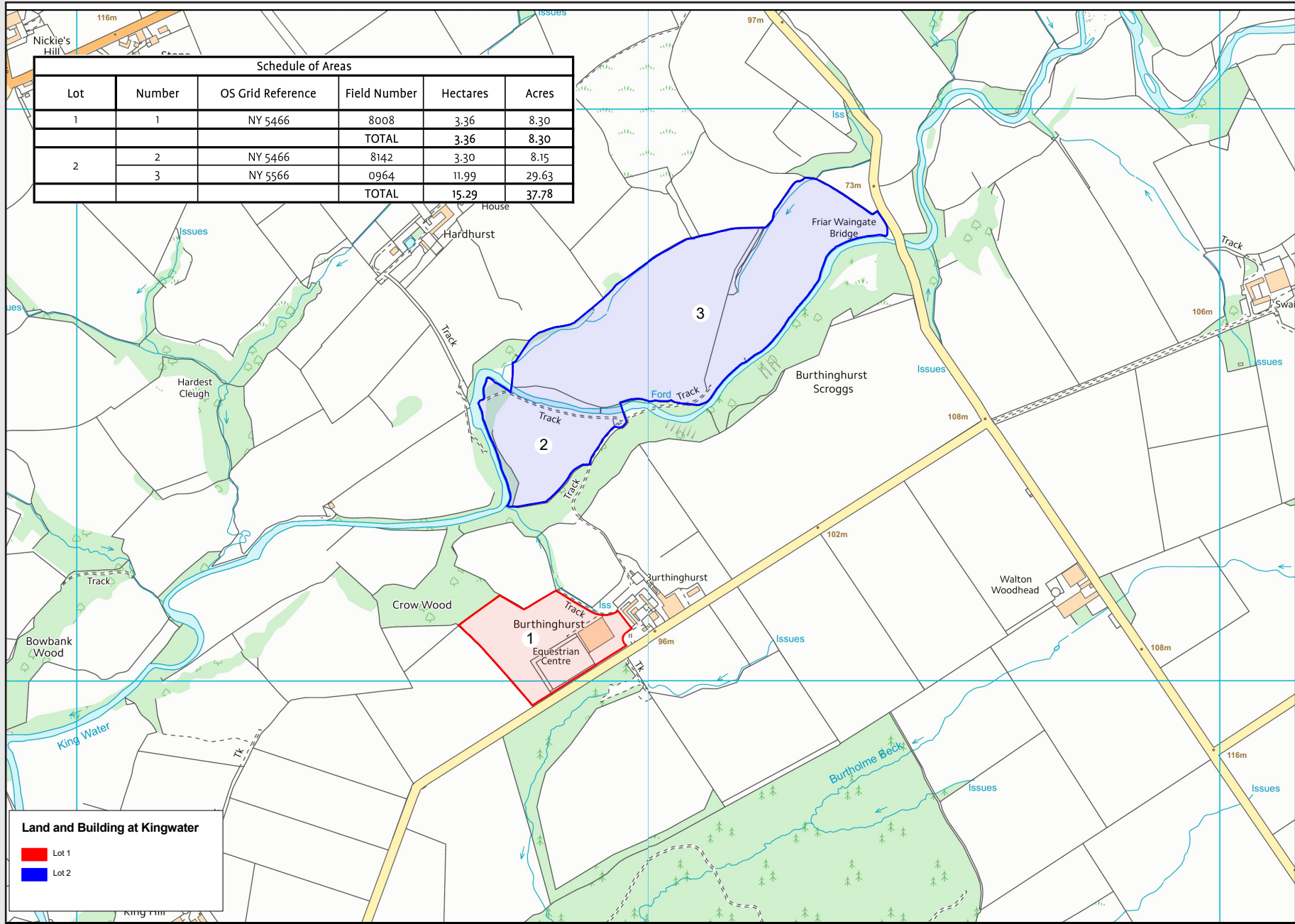
The successful purchaser(s) should be aware that they will be required to provide the vendors agent with documents in relation to Money Laundering Regulations. Further details are available upon request.

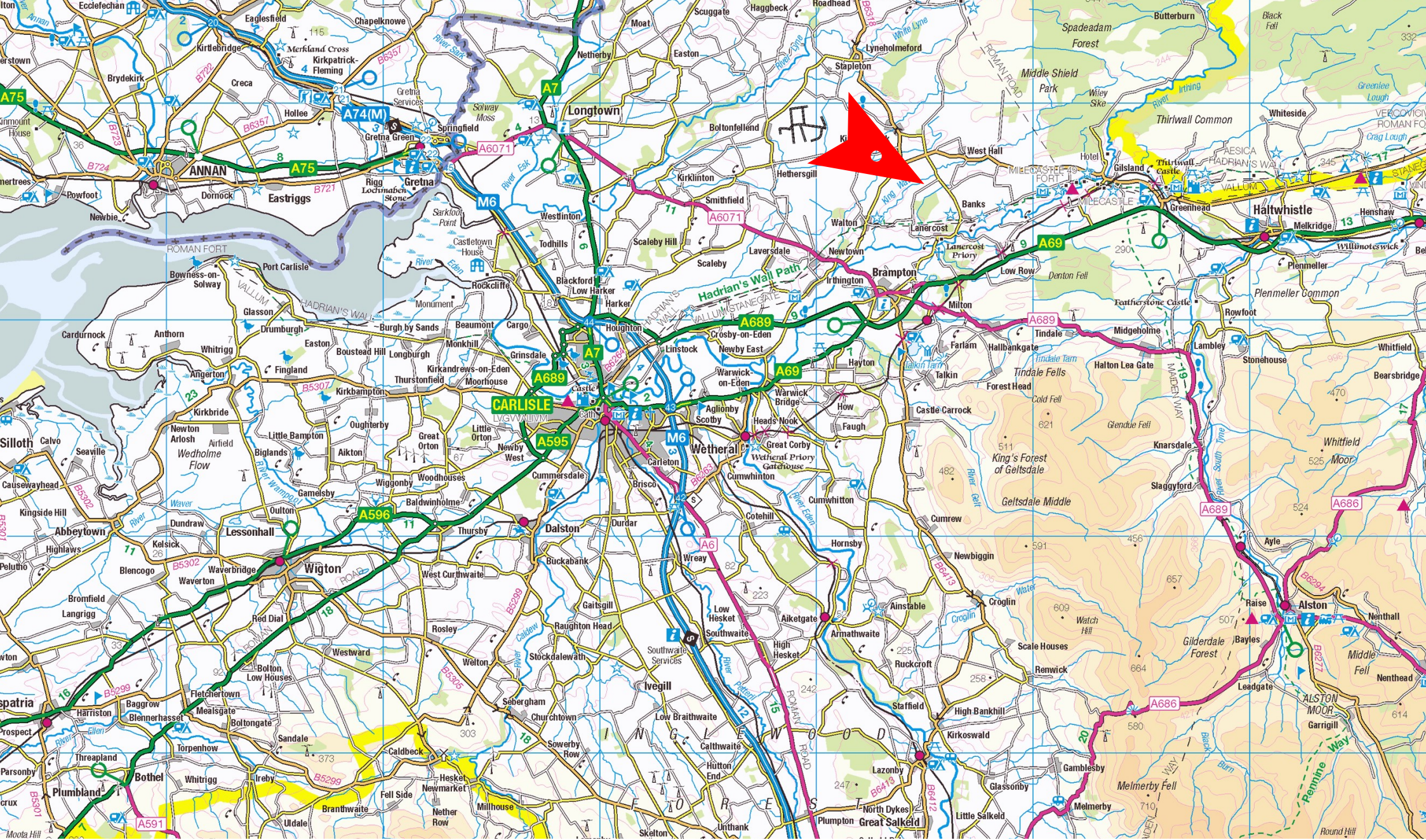
SELLING AGENTS

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Berker upon Tweed
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Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



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5. These particulars were prepared in July 2023