

## LAND AT HOGGS HILL

£190,000

Bull Pot, near Casterton, Yorkshire Dales National Park

### For Sale as a whole by Informal Tender

An opportunity to purchase a ring fenced block of upland pasture with good roadside access extending to approximately 76.58 acres (30.99 hectares).

Of interest to agricultural, amenity, biodiversity and environmental purchasers.

Offers to be submitted no later than **12 noon on Friday 13th June 2025.**





### Location

The land at Hoggs Hill is located approximately four miles to the north east of the village of Casterton and approximately six miles to the west of the market town of Kirkby Lonsdale.

### Description

Set within a ring fence, the land extends to approximately 76.58 acres (30.99 hectares) of upland pasture land with roadside access taken off Fell Lane. The land is classified by the Former Ministry of Agriculture and Fisheries as being Grade 5. The land is in good heart and is enclosed by drystone walls and contains a natural water supply. The land is designated as 'open access land'.

This sale offers potential agricultural, amenity, biodiversity or environmental opportunities.

### Method of Sale, Tenure and Possession

The land is for sale freehold with vacant possession.

The land is offered for sale as a whole by Informal Tender. Best and Final Offers to be submitted no later than **12 noon on Friday 13th June 2025**. Prospective purchasers should submit a completed tender form to the selling agent Davis & Bowring in a sealed envelope marked 'Land at Hoggs Hill - Tender' for the attention of Sam Johnson.

Your attention is drawn to the Money Laundering Regulations whereby each tender should be accompanied by proof of identity of the person(s) making the tender. Further detail is provided in the tender form. The vendor has reserved the right to amalgamate, withdraw or exclude any part of the property at any time or generally amend the particulars.

### Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way whether public or private, rights of water, light, drainage and electricity supplies and other restrictive covenants, all existing and proposed Easements and Wayleaves, whether referred to in the particulars or not.

The vendor has reserved a small area of land in the western corner for the erection of a mast. Further details are available from the agents.

### Fixtures and Fittings

All gates will be included in the sale.

### Basic Payment Scheme Entitlements

There are no de-linked payments to be transferred to the successful purchaser.

### Environmental Stewardship Schemes

The land is not contained within any stewardship schemes.



**Timber and Mineral Rights**

The Timber and Mineral Rights are included in the Freehold sale in so far as they are owned.

**Local Authority**

Westmorland and Furness Council  
South Lakeland House  
Lowther Street  
Kendal  
Cumbria  
LA9 4UF

Tel: 01539 733333

**Services**

The land has the benefit of a natural water supply.

**Viewing**

The land may be viewed during normal daylight hours, subject to any person being in possession of a copy of the sales particulars and having notified the selling agents.

**Health and Safety**

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.

**Money Laundering**

Prospective purchasers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways; by calling into the agents' office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agents' offer procedure.





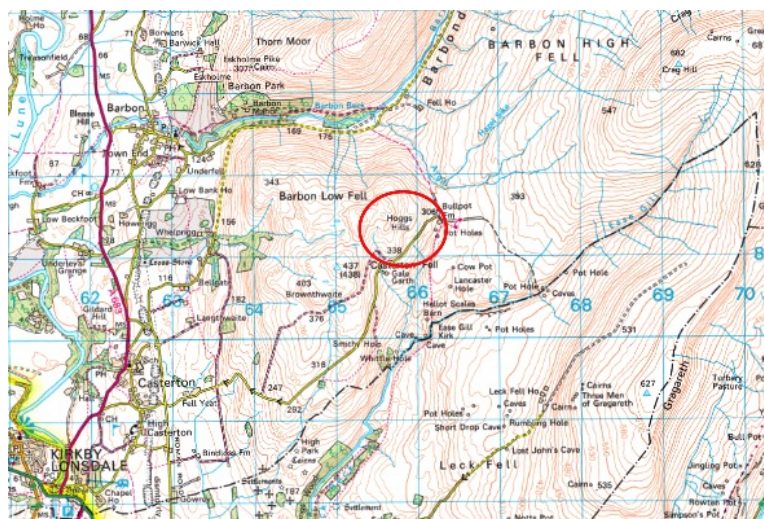
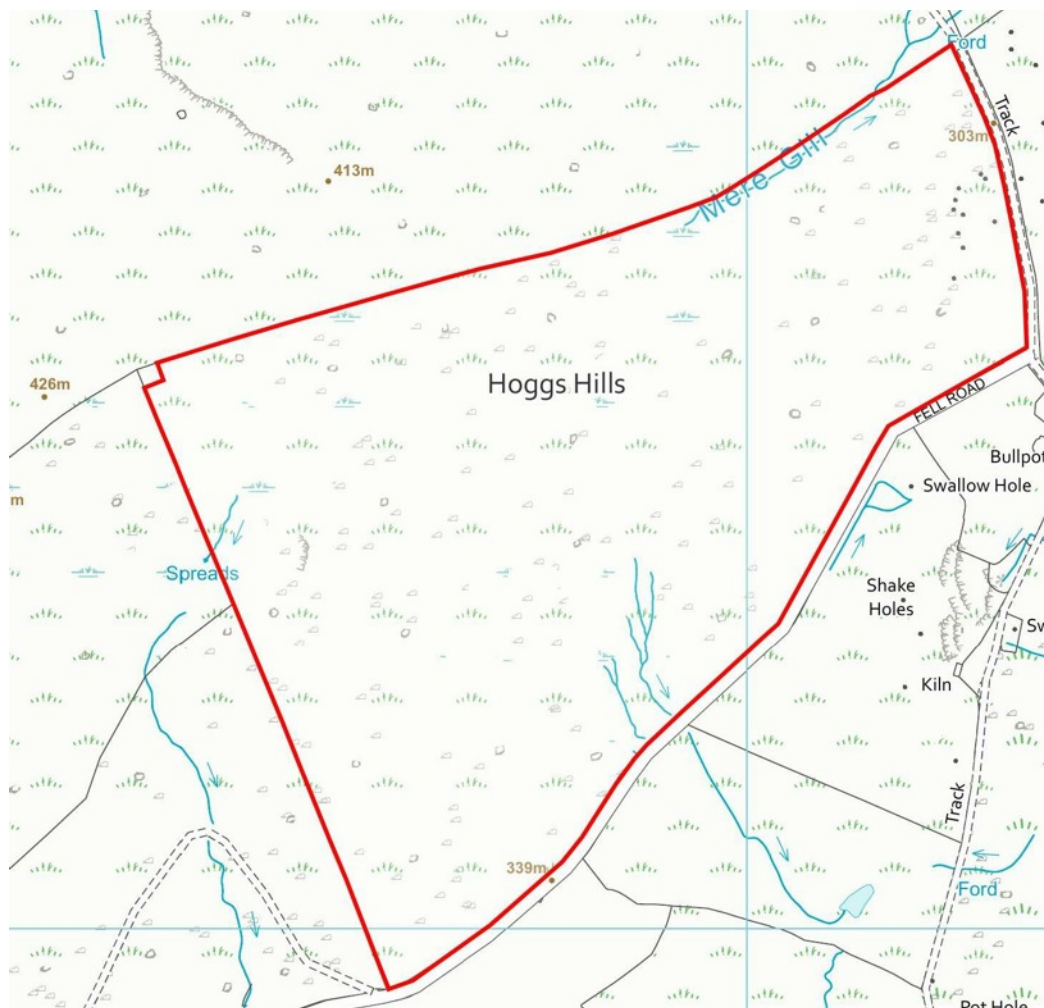
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davis &  
bowring



## Directions

From Kirkby Lonsdale take the A65 east for approximately 0.5 miles. After passing over the bridge, take the left turning onto the A683 and continue for approximately 0.8 miles. Take the right hand turn up Colliers Lane, continue straight at the cross roads onto Gatesheads brow. At the next crossroads, continue straight on onto Fell Road, continue up Fell Road for approximately 3 miles until you reach Bullpot Farm, the field is located on the left hand side. what3words: *increasedropes.paces*

IMPORTANT - Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given 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;