



## **Land at Crackenthorpe Appleby in Westmorland CA16 6AF**

Two excellent blocks of productive agricultural land located in the heart of the Eden Valley on the outskirts of the village of Crackenthorpe.

Lot 1 comprises three extremely fertile field enclosures extending in total to 27.10 acres (10.97ha) with the benefit of excellent roadside access from the A66 and mains water.

Lot 2 comprises 58.82 acres (23.80ha) of productive cultivation and grassland with good access from the centre of Crackenthorpe and mains water.

**OFFERS TO BE RECEIVED NO LATER THAN 12.30PM ON 21<sup>ST</sup> MAY 2025  
ALONG WITH PROOF OF FUNDING**





### Location & Directions

Lot 1 can be accessed direct from the A66 opposite the Northern entrance into the village of Crackenthorpe.

Lot 2 is accessed via a track leading from the public highway in the village.

### What3Words

Lot 1: <https://what3words.com/areas.rural.blitz>

Lot 2: <https://what3words.com/vowel.proved.towel>

### Lot 1: 27.10 acres (10.97ha)

#### Guide Price: £385,000

An excellent block of productive grazing/mowing land, the majority of which is capable of being ploughed for arable crops with good access from the A66. Field No. 1 has been ploughed and sown with a crop of Spring Barley.

Boundaries are well maintained post and wire fences and hedgerows.

The land benefits from mains water and stock handling pens at the entrance.

No	Field Parcel	Area (ha)	Area (acres)
1	NY6522 5804	4.05	10.01
2	NY6522 7402	3.54	8.76
3	NY6522 7917	3.37	8.33
Total		10.97	27.10

### Lot 2: 58.82 acres (23.80ha)

#### Guide Price: £735,000

An excellent block of productive grazing/mowing land extending in total to 58.82 acres (23.80ha). Field 8 has been sown with a crop of Spring Barley.

The land is accessed via a right of way over an access track leading from the public highway. A bridleway runs alongside the Northern boundary of Field No's 4, 5 and 7.

Boundaries are a mixture of post & wire fences, stone walls, hedgerows and a small section of post and rail.

The land to the North of Fields 7, 8 & 9 has been acquired by National Highways, for the construction of the Northern Trans Pennine Route. Buyers should refer to the plan to understand the changes of the current areas and boundaries of these fields.

The land benefits from mains water supply.

No	Field Parcel	Area (ha)	Area (acres)
4	NY6622 2430	1.51	3.73
5	NY6622 2734	0.18	0.44
6	NY6622 3525	0.15	0.37
7	NY6622 5149	8.07	19.94
8	NY6622 6438	7.39	18.25
9	NY6622 7732	6.51	16.09
Total		23.80	58.82



### Viewing

Viewing can take place on foot at anytime during daylight hours with possession of these particulars. Please ensure gates are closed at all times and do not take dogs.

### Tenure

The land is being sold Freehold with Vacant Possession on completion.

### SFI Agreement

The land is subject to a Sustainable Farming Incentive Agreement which ends 31.07.2027 with the following actions: MPA1 SAM1A, SAM1 and HRW2. The advice from DEFRA is that Agreements are “not usually transferrable”. If it transpires that a transfers will be allowed the Buyer will be bound to take over the Agreement for the remaining period,

### Nitrate Vulnerable Zone

The land is not located within a Nitrate Vulnerable Zone.

### Method of Sale

The property is being sold by Private Treaty.

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

### Legal

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, world heritage sites, sites of special scientific interest etc) whether public or private and whether constituted in the title deeds or not. The Buyer(s) will be held to have satisfied themselves as to the nature of such burdens. The Sellers’ solicitor is Bruce Richardson of Arnison Heelis.

### Closing Date

Offers are to be received no later than 12.30pm on Wednesday 21<sup>st</sup> May 2025 along with proof of funding.



### Money Laundering Regulations

Buyers should be aware we are legally required to undertake checks in connection with Money Laundering Regulations All Buyers must provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill (no older than 3 months).

### NOTICE

- The particulars are set out as a general outline only for the guidance of intending Buyers or Tenants and do not form any 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 Buyers 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
- Employees of the agent do not have 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 the Agent or the Seller.
- The making of any offer 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 potential uses or planning, such information is given in good faith. Prospective Purchasers should make their own enquiries into such matters.
- The Seller 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 Seller does 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 & Photographs Taken: April 2025**





