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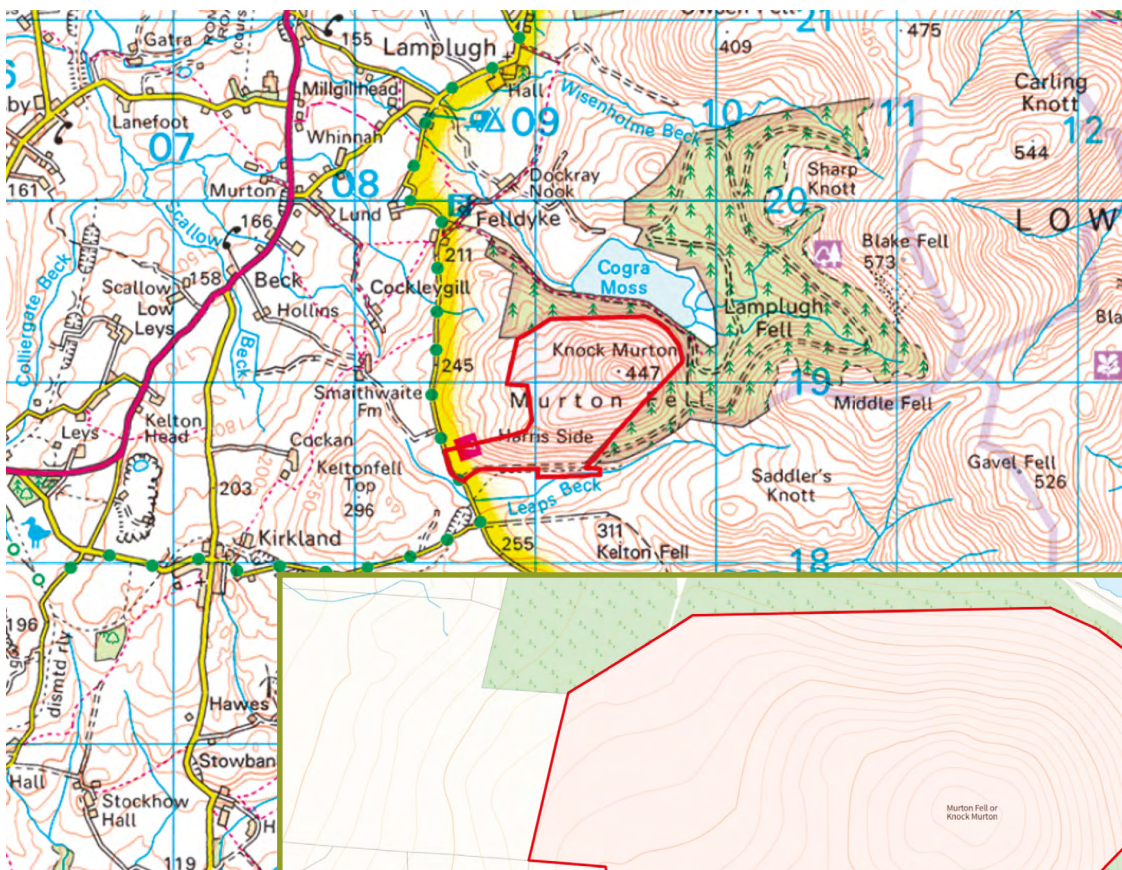
HOPE'S
AUCTIONEERS & LAND AGENTS



LAND AT MURTON FELL

LAMPLUGH, CUMBRIA

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897



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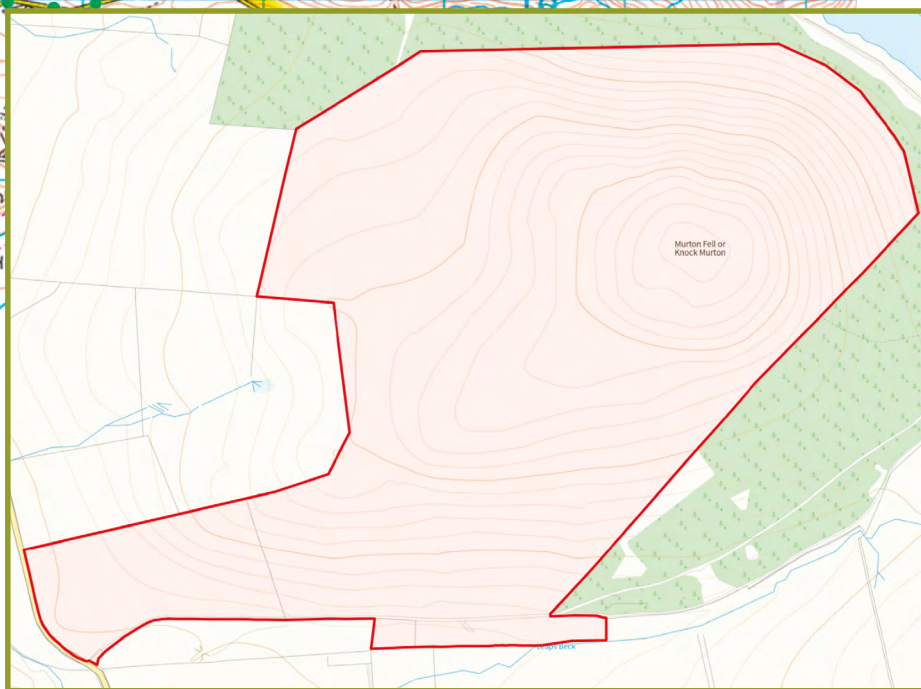
FOR SALE BY PRIVATE TREATY, AS A WHOLE.

An opportunity to purchase a substantial block of upland grazing ground located on Murton Fell (also known as Knock Murton), extending to approximately 159.41 acres, near the village of Lamplugh in West Cumbria. The land occupies an attractive and accessible rural setting.

Guide Price £400,000.

- LARGE SINGLE BLOCK OF LAND WITH EXCELLENT ACCESS EXTENDING TO 159.41 ACRES (64.51 HA).
- APPROXIMATELY 9 ACRES OF IMPROVED GRAZING ADJACENT TO THE PUBLIC HIGHWAY
- LAND RISES GRADUALLY TO HEATHER MOORLAND AT HIGHER ELEVATIONS
- LOCATED IN A SCENIC UPLAND AREA NEAR LAMPLUGH, WEST CUMBRIA
- SUITABLE FOR AGRICULTURAL, CONSERVATION OR ENVIRONMENTAL USES.

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Property Description

The property comprises a block of grazing ground extending to approximately 64.51 hectares (159.41 acres) situated on Murton Fell (Knock Murton).

The land benefits from excellent access, with a well-maintained shared track running through the holding from the public highway. Nearest the road lies approximately 9 acres of sound grazing land, which provides the opportunity for outwintering, before the land gradually rises to heather moorland fell at higher elevations. Previously divided into smaller parcels, the land is now managed as a single unit.

The majority of land is designated as CRoW (Countryside and Rights of Way) Common Land and is classified as Grade 5 under the Agricultural Land Classification. A natural water supply is available via springs located throughout the holding.

Subject to the necessary consents, the land may offer potential for a range of alternative uses such as amenity, conservation, Biodiversity Net Gain (BNG) projects, projects involving carbon, rewilding or leisure and tourism enterprise. The attractive upland setting and natural landscape may appeal to buyers looking to diversify into environmental ventures.

Directions

From the village of Lamplugh head south out of the village. On the corner, bear left towards Inglenook. Continue on this road for 1.5 miles. The entrance to the fell is on the left hand side, marked by a small hardcore layby and gate.

What3Words: ///firework.exhaling.requests

Schedule

Parcel Number	Hectares	Acres
NY0918 2797	64.51	159.41

Viewing

Prospective purchasers of the land may view on foot only at any reasonable daylight hour whilst in possession of a copy of the sales particulars. All prospective purchasers view the land at their own risk.

Method of Sale

The property will be offered for sale by Private Treaty as a whole. Offers are to be made in writing to the selling Agents. The Vendors reserve the right to sell the property without setting a closing date and any potential purchasers are therefore advised to register their interest with the selling Agents. The Vendors reserve the right to amend the sales particulars.

Tenure

We understand that the title of the property is freehold and will be offered with vacant possession upon completion.

Exchange of Contracts, Vacant Possession and Completion

The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. This is to take place within four weeks of an offer being accepted. The deposit will be non-refundable in the event of the purchaser(s) being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession of the holding will be given on completion.

Environmental Schemes

The land is not currently managed within any Environmental Schemes. This provides an excellent opportunity for the buyer to pursue a scheme of their choice. The property is well suited to conservation, environmental or carbon projects subject to obtaining the relevant consents.

Sporting and Mineral Rights

The Sporting Rights are included within the property insofar as they are owned, full details of which will be contained within the sale contract. The mineral rights are believed to be retained by a third party and are therefore not included in the sale.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest, etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Ingoings

There are no ingoing claims affecting the property.

Boundary Maintenance

The ownership and maintenance responsibilities of the boundaries are indicated with the "T" marks on the sale plan. Where no "T" marks are shown, the responsibilities are unconfirmed.

Water

The land is supplied by natural springs.

Purchaser Registration

As part of the Money Laundering Regulations relating to the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.



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IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements, or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. The Vendor reserves the right to sell the property without notice.

Prepared June 2025



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