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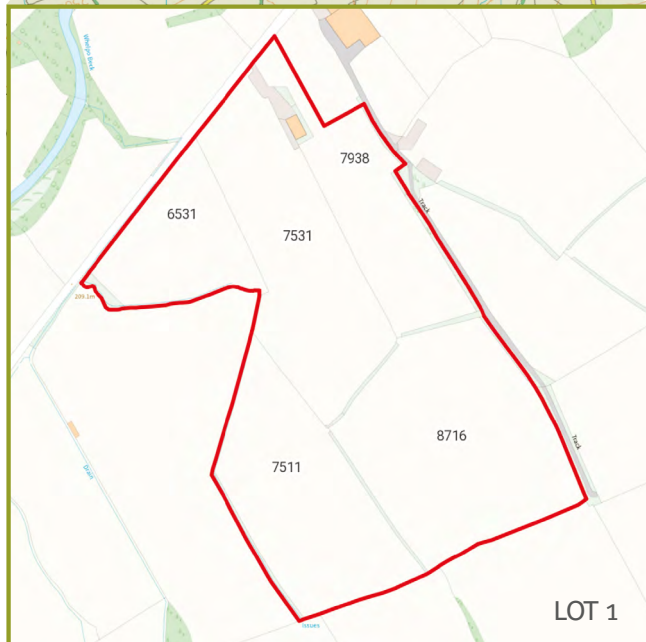
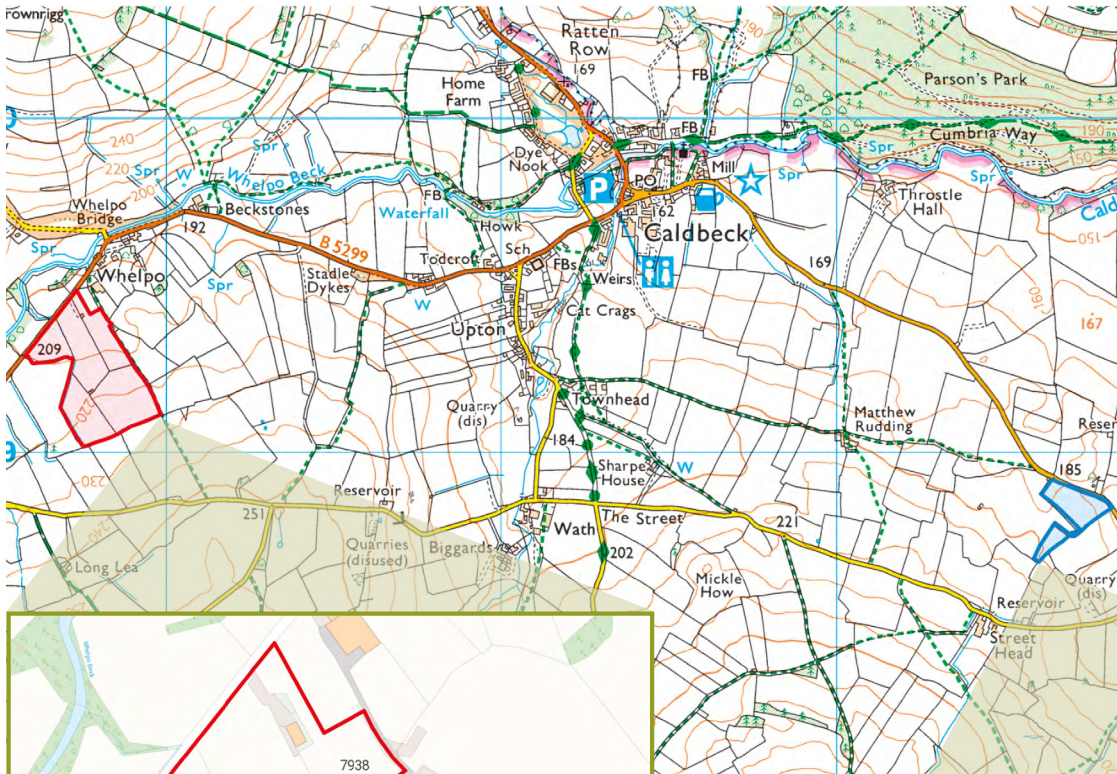


**HOPE'S**  
AUCTIONEERS & LAND AGENTS



**LAND AT WHELPO &  
HESKET LONNING**

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897



WHELPO  
SCAN HERE



HESKET LONNING  
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# LAND AT WHELPO & HESKET LONNING

## CUMBRIA

FOR SALE IN TWO LOTS OR AS A WHOLE.

An opportunity to purchase two blocks of agricultural grazing and mowing ground close to the village of Caldbeck and Hesket Newmarket, extending to approximately 10.94 Hectares (27.03 acres).

- 27.03 ACRES (10.94 HECTARES) OR THEREABOUTS
- PART CAPABLE OF BEING MOWED
- FOR SALE IN LOTS OR AS A WHOLE
- LOT 1 (22.09 ACRES) PRESENTS THE PERFECT SMALL HOLDING OPPORTUNITY
- LOT 2 (4.94 ACRES) IS A SINGLE FIELD ENCLOSED IN GOOD HEART WITH ROADSIDE ACCESS

### Property Description

The property comprises two blocks of agricultural land, extending in total to approximately 27.03 acres (10.94 hectares), offered for sale in two lots or as a whole. The land is a mix of grazing and mowing ground, benefitting from roadside access and mains water supply.

#### Lot 1 – Land at Whelpo (22.09 acres)

Located within the hamlet of Whelpo, close to the village of Caldbeck in the Lake District National Park, this block comprises approximately 22.09 acres of land divided into five practical parcels. The land is predominantly suited to grazing, with several fields also suitable for mowing.

The property includes a three-bay steel portal frame building surrounded by hardstanding, which is in good condition, as well as mature hedgerows and stockproof boundaries. A hardcore track provides access to the holding, with field-by-field access beyond.

#### Lot 2 – Land at Hesket Newmarket (4.94 acres)

Situated on Hesket Lonning, the road linking Caldbeck to Hesket Newmarket, this lot comprises a single parcel of approximately 4.94 acres of productive grazing land. It lies to the west of Hesket Newmarket village and is in excellent heart, offering roadside frontage and ease of access.

### Directions

#### Land at Whelpo:

From the village of Caldbeck, head west on the B5299 towards the hamlet of Whelpo. Continue through Whelpo; the land is located on the left-hand side and is the final property on the left as you leave the hamlet.

What3Words: ///ended.bungalows.device

#### Land at Hesket Newmarket:

This parcel is situated on Hesket Lonning, the road connecting Caldbeck to Hesket Newmarket. The land lies approximately 1 mile from Caldbeck, on the right-hand side (if travelling from Caldbeck).

What3Words: ///flexibly.summaries.assist

### Method of Sale

The property will be offered for sale by Private Treaty in lots or 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 a probate sale and a grant from the probate registry will be required to complete the sale. It is anticipated that the grant will be issued within 12 weeks of 16 June 2025 but this cannot be guaranteed.

### Environmental Schemes

The land is not currently managed within any Environmental Schemes.

### Sporting and Mineral Rights

The Sporting Rights are included within the property as far as they are owned, full details of which will be contained within the sale contract. The mineral rights are assumed to be retained by a third party, 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 to be 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 unknown.

### Water

Both lots have a mains water connection. Lot 2 has a shared water supply with no formal agreements in place.

## Schedule of Fields

### Lot 1

Guide Price: £190,000

| Field Number | Hectares    | Acres        |
|--------------|-------------|--------------|
| NY30397511   | 1.92        | 4.75         |
| NY30398716   | 2.52        | 6.23         |
| NY30397531   | 2.04        | 5.04         |
| NY30397938   | 1.40        | 3.46         |
| NY30396531   | 1.06        | 2.61         |
| <b>TOTAL</b> | <b>8.94</b> | <b>22.09</b> |

### Lot 2

Guide Price: £47,000

| Field Number | Hectares    | Acres       |
|--------------|-------------|-------------|
| NY33386473   | 2.00        | 4.94        |
| <b>TOTAL</b> | <b>2.00</b> | <b>4.94</b> |

## The Whole

|              | Hectares     | Acres        |
|--------------|--------------|--------------|
| <b>TOTAL</b> | <b>10.94</b> | <b>27.03</b> |

Guide Price: £237,000

## 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.

## 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.

## 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.

Particulars Prepared June 2025

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