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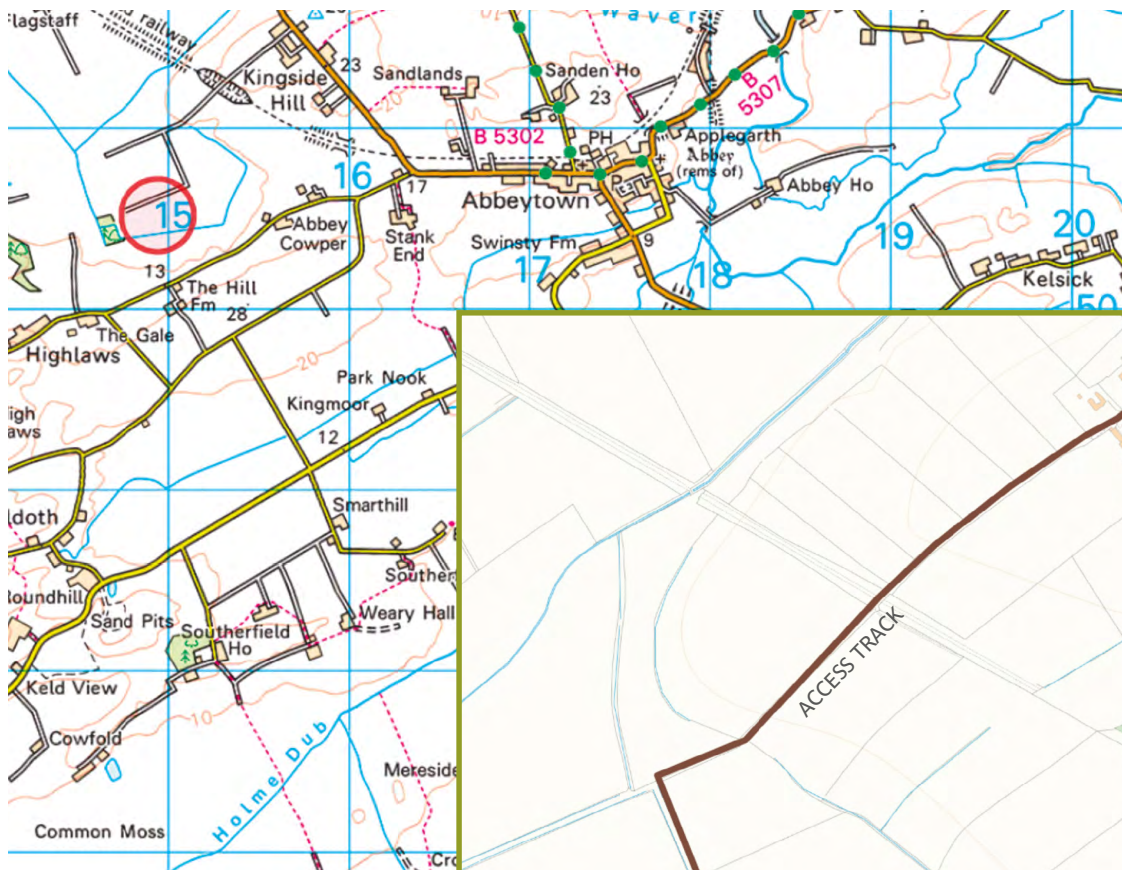
**HOPE'S**  
AUCTIONEERS & LAND AGENTS



**LAND AT BENWOOD**  
KINGSIDE HILL, ABBEYTOWN

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897





# LAND AT BENWOOD

## KINGSIDE HILL, ABBEYTOWN

FOR SALE BY PRIVATE TREATY, AS A WHOLE.

An opportunity to purchase a single enclosed field parcel of permanent pasture grazing ground, known locally as Benwood near Kingside Hill, Abbeytown extending to approximately 16.54 acres (6.69 Hectares).

**Guide Price £100,000**

- APPROXIMATELY 16.54 ACRES (6.69 HECTARES)
- SINGLE, ENCLOSED FIELD PARCEL
- PERMANENT PASTURE GRAZING GROUND
- MAINS WATER CONNECTION
- FOR SALE AS A WHOLE

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### Property Description

The property comprises a single field parcel of permanent pasture, extending to approximately 16.54 acres (6.69 hectares). It is situated in a quiet rural location and accessed via a stone track leading from Kingside Hill, locally known as Benwood.

The land is classified as Grade 3 and Grade 4 agricultural land. It lies within a Fen Peat soil area and is part of the Coastal and Floodplain Grazing Marsh habitat designation, which may present potential opportunities for entry into environmental or conservation schemes of the purchaser's choosing.

Access is via a private stone track (coloured brown on the enclosed plan) over which the property benefits from a right of way. There is no shared ownership of the track. The field is enclosed by stock net fencing which is considered to be in stockproof condition.

### Directions

The land is accessed via a stone track leading from Kingside Hill. From Abbeytown: Leave the village heading west towards Silloth. After approximately 0.9 miles, just before descending Kingside Hill, there is a shared access track on the left-hand side. Follow this track for approximately 0.8 miles to reach the property.

What3Words: ///short.outlawing.caged

## Schedule

Parcel Number	Hectares	Acres
9249	6.69	16.54

### 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 entered into environmental or stewardship scheme, offering a blank canvas for prospective purchasers to explore a range of opportunities to meet their objectives.

### Sporting and Mineral Rights

It is understood the sporting and mineral rights are excluded from the title of the property.

### 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

The property benefits from a mains water connection.

### 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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