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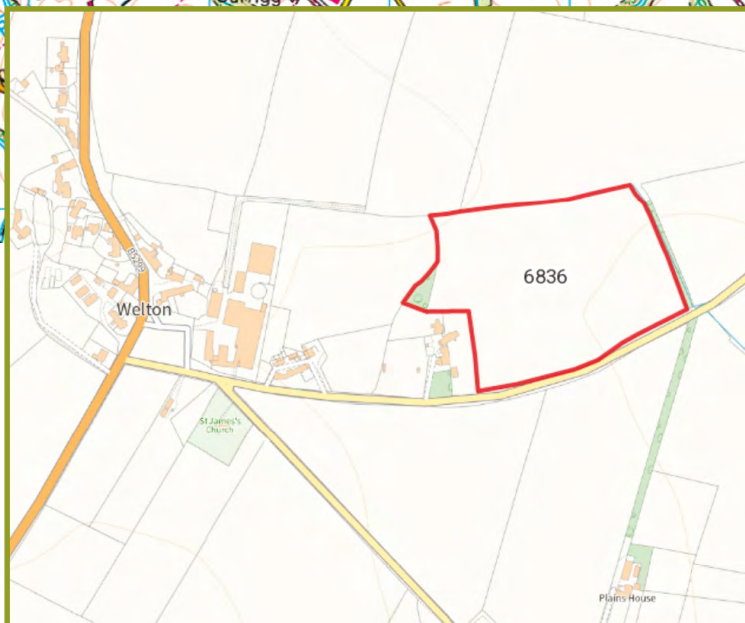
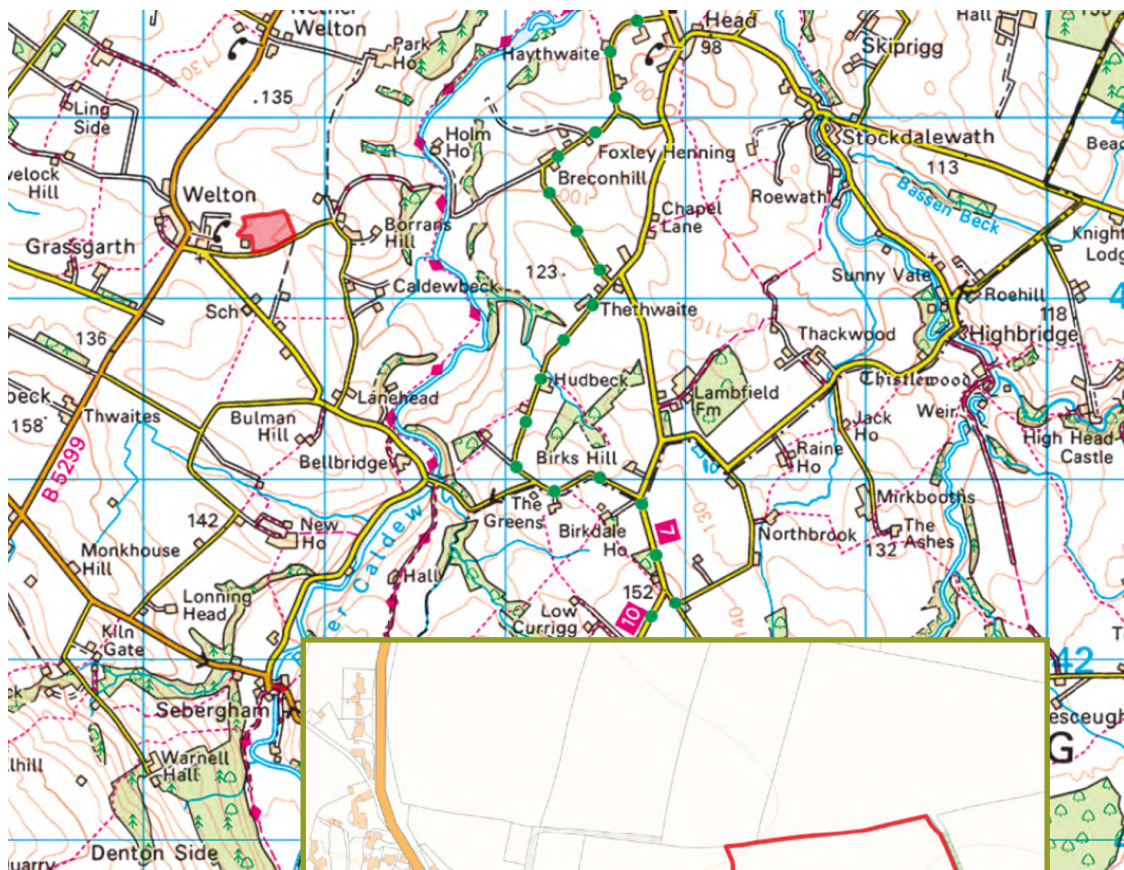


HOPE'S
AUCTIONEERS & LAND AGENTS



LAND AT WELTON
CUMBRIA, CA5 7ET

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897



LAND AT WELTON

CUMBRIA, CA5 7ET

FOR SALE BY PRIVATE TREATY, AS A WHOLE.

An opportunity to purchase a single enclosed field parcel of permanent pasture mowing or grazing ground, near the village of Welton extending to approximately 11.15 acres (4.51 Hectares).

Guide Price £120,000

- APPROXIMATELY 11.15 ACRES (4.51 HECTARES)
- SINGLE, ENCLOSED FIELD PARCEL
- PERMANENT PASTURE SUITABLE FOR MOWING OR GRAZING
- BENEFITS FROM ROADSIDE ACCESS AND A MAINS WATER CONNECTION
- FOR SALE AS A WHOLE

SCAN HERE



Property Description

The property comprises a single field of permanent pasture with a small area of woodland, extending to approximately 11.15 acres (4.51 hectares).

This attractive parcel is situated on the outskirts of Welton benefiting from direct roadside access and a mains water supply.

The land is classified as grade 3 agricultural land capable of mowing and grazing, the land is found in good heart with stock proof boundaries in place.

Directions

The land is situated on the outskirts of Welton. From Dalston head along the B5299 to Welton, after you pass through the village of Welton turn left down toward the church, follow that road for 0.30 miles and the field is situated on the left-hand side.

What3Words: ///neck.giggled.instructs

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.

Schedule

Parcel Number	Hectares	Acres
NY3544 6836	4.51	11.15

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.

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 schemes.

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.

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 July 2025



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