



**BRUCE MURRAY**  
LAND AGENCY

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**PARTICULARS OF SALE OF:**  
**LAND AT BRACKENHILL, EASTON,**  
**LONGTOWN, CARLISLE**

A useful block of agricultural land extending to approximately 74.06 acres (29.97 ha) for sale as a whole by Private Treaty.



# FOR SALE BY PRIVATE TREATY

Guide Price as a whole – £480,000

A useful block of accommodation land extending to approximately 74.06 acres (29.97 hectares) together with roadside access and access track



## LOCATION/INTRODUCTION:

The land lies in open countryside just off the Solport road that runs from Longtown to Shankhill, as shown on the attached sale plan.

The land will be of interest to a wide range of prospective purchasers including nearby and adjoining farmers, landowners, amenity, carbon offsetting or those parties seeking long term investment.

What3Words: surviving.shepherds.picnic

## METHOD OF SALE

The land is offered for sale by Private Treaty. The Vendor(s) and Sole Selling Agents reserve the right to alter or divide the property, or to withdraw or exclude any of the property at any time. The vendor(s) reserves the right to vary any of the terms and conditions of sale or to change the method of sale without notice. For this reason, we recommend likely buyers register their interest with the selling agents as soon as possible, in order that they are kept abreast of any changes to the marketing of the property.

## GENERAL DESCRIPTION

The block of land at Brackenhill extends to approximately 74.06 acres (29.97 hectares) or thereabouts and offers for sale a good block of agricultural land. The land can be accessed directly from the public highway with some parcels accessed via a track running along the western boundary of the land.

The block comprises approximately 56.16 acres of productive land, currently being utilised to grow grass and arable crops/wholecrop, with the remaining area comprising 10.21 acres of rough grazing, 5.44 acres of amenity woodland and 2.25 acres occupied by the access track.

The land is currently not connected to a mains water supply. It is believed the mains water supply pipe runs in the roadside verge and could be connected to for the standard United Utilities connection fee.

The land runs from approximately 215ft to 300ft above sea level and is mainly sown down to permanent grass. Field 2235 is a under sown whole crop stubble.

Field number 6399 currently has no fence along its Eastern boundary. The purchaser of the land will be required to erect a livestock proof fence/boundary, from point A to point B on the sale plan, within two weeks of completion. The fence line will be marked out by a Surveyor from Bruce Murray Land Agency with pegs after completion.

The land is currently let on a Farm Business Tenancy Agreement which will terminate on the 31<sup>st</sup> of December 2023.

SCHEDULE OF FIELDS		
Field No.	Ha	Acres
NY 4489 4683	7.34	18.14
NY 4469 6399	3.64	8.99
NY 4470 3510	7.16	17.69
NY 4470 2235	4.59	11.34
NY 4470 2267	4.13	10.21
NY 4470 3440	1.82	4.50
NY 4470 3025	0.38	0.94
NY4469 2796	0.91	2.25
<b>TOTAL</b>	<b>29.97</b>	<b>74.06</b>

### BASIC PAYMENT SCHEME

The land is currently registered under the Basic Payment Scheme.

All the land lies in the Non-Severely Disadvantaged Area for the purposes of the BPS Scheme. The payment for the current scheme year in which the property is sold will be retained in full, and the purchaser(s) will be required to comply with the 2023 application and indemnify the tenant against any breaches in the conditions in relation to Cross-Compliance.

For the avoidance of doubt there are no Basic Payment Entitlements included in the sale

### ENVIRONMENTAL STEWARDSHIP

There are currently no Environmental Stewardship Schemes on the land.

### MATTERS OF TITLE

The property is sold subject to all rights of way, whether public or private, light, support, drainage, water, electricity supplies and other right and obligations and easements, quasi

easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in these particulars or not.

A public footpath does run from west to east through parcel 3025.

Any purchasers will be deemed to have satisfied themselves as to the nature of such restrictions and details can be found from the Vendors Solicitors: Atkinson Ritson Solicitors, 15 Fisher street, Carlisle, Cumbria, CA3 8RW (Mr Andrew Barnard acting) Tel: 01228 525221, email:[info@atkinsonritson.co.uk](mailto:info@atkinsonritson.co.uk), web:[www.atkinsonritson.co.uk](http://www.atkinsonritson.co.uk).



### VIEWING

Prospective purchasers of the land may view on foot at any reasonable daylight hours whilst in possession of these sales particulars.

Any other queries and to register your interest please contact Bruce Murray on 07736840873 or email [bruce@bmlandagency.co.uk](mailto:bruce@bmlandagency.co.uk).

Please be aware there could be livestock on the land. Please may we remind you to make sure all gates are closed upon your visit to and from the property.

### SPORTING AND MINERAL RIGHTS

The sporting and mineral rights in so far as they are owned by the Vendors will be included in the sale but no investigations in this respect have been carried out and prospective purchasers must satisfy themselves as to the position.

## TENURE & POSSESSION

The land is offered for sale Freehold upon completion. The land is currently let on a Farm Business Tenancy Agreement that will terminate on the 31<sup>st</sup> of December 2023.

Completion can be at any time, but occupation of the land will not be available until 1<sup>st</sup> January 2024.

## MONEY LAUNDERING OBLIGATIONS

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

## BOUNDARIES

As far as the Vendor is aware, the responsibility for the boundaries is shown on the sale plan by inward facing 'T' marks. Where no mark is shown, no further information is available.

## PLANS & SCHEDULE OF AREAS

The plans attached to these particulars are based on Ordnance Survey data and are for reference only. Please be aware any measurements of buildings have been measured by Promap and are therefore for indication purposes and should not be relied upon. Purchaser(s) will be deemed to have satisfied themselves of the land and schedule.



## 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 whatsoever 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 vendors reserve the right to sell the property without notice.

Particulars prepared: August 2023  
Photographs taken: September 2023

## SOLICITORS

If you require any information of a legal nature, please contact Mr Alex Birtles at:

Atkinson Ritson Solicitors, 15 Fisher Street,  
Carlisle, Cumbria, CA3 8RW

Tel: 01228 525221

email: [info@atkinsonritson.co.uk](mailto:info@atkinsonritson.co.uk),

Web: [www.atkinsonritson.co.uk](http://www.atkinsonritson.co.uk)

## SOLE AGENTS

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