

ROUNTHWAITE, NEAR TEBAY



**PARTICULARS OF THE SALE OF
11.12 ACRES/4.50 HECTARES OR THEREABOUTS OF
PASTURE LAND TOGETHER WITH COMMONS RIGHTS
AT ROUNTHWAITE, TEBAY,
PENRITH**

FOR SALE BY PRIVATE TREATY

PRICE—Offers in the region of £80,000

SITUATION

The land is situated off the A685 at Roundthwaite with access from the Roundthwaite road and is within the Lake District National Park.

DESCRIPTION

The land, known as the Cow Pasture, extends to 11.12 acres/4.50 hectares or thereabouts of good grazing pasture land with a natural water supply, being NY6002 9770, as edged red on the plan, together with Commons Rights on Roundthwaite Common. CL41. We are informed that the rights are for:-

19.44 Ewes and Shearlings
7.77 Hoggs
1.55 Cattle
3.89 Ponies

The land faces East and has been improved over the years and has the benefit of easy access for loading and unloading of stock.

TENURE

The property is freehold and vacant possession will be given on completion.

METHOD OF SALE

The land is offered for sale by private treaty.

PRICE

Offers in the region of £80,000.

ANTI-MONEY LAUNDERING REGULATION 2017

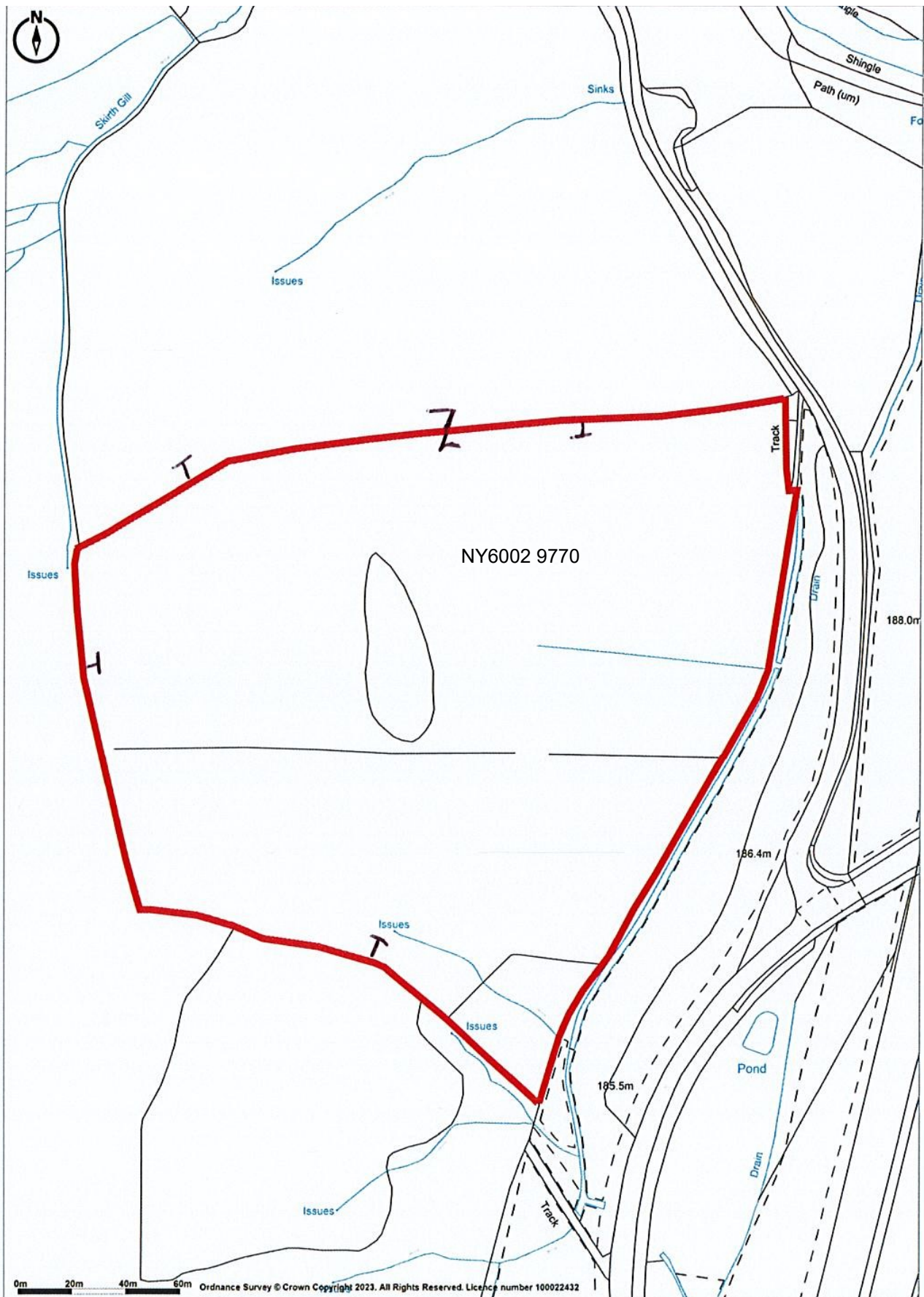
Due to new legislation brought into effect on 26th June 2017, we are obliged to undertake a check on any person intending to make an offer and prospective purchasers prior to any offer being accepted. Any prospective purchaser should therefore provide us with photographic identification (passport or driving license) and proof of address (utility or Council Tax bill) at our office when making an offer.

VIEWING

Viewing of the land is permitted at any reasonable time on possession of a set of sale particulars. Please note that there may be livestock on the land and care should be taken when viewing.

MISDESCRIPTIONS ACT

Every care has been taken in preparing these sales particulars but if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check or supply you with further details which may be important to you, particularly if you are travelling some distance to view.



Promap
 LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2023. All rights reserved.
 Licence number 100022432.
 Plotted Scale - 1:2500. Paper Size – A4

These particulars are issued on the clear understanding that negotiations for the purchase of the property are conducted through NWA Property. The information supplied in the particulars is believed to be correct but accuracy cannot be guaranteed and all properties are offered Subject to Contract and on being available on receipt of reply.
 NWA Property is a member of the L & K Group of Companies

