

## **Land at Nenthead**

### **Alston CA9 3LW**

An excellent block of upland grazing land extending to 171.51 acres (69.41ha) with roadside access and natural water supplies. The land offers a flexible opportunity for the Buyer to explore future environmental schemes, biodiversity and carbon offsetting opportunities.

**Guide Price £325,000**





### Location

The land is located 2 miles North West of the village of Nenthead, 3 miles North East of Alston and 19 miles South of the A69 at Haltwhistle. Penrith and access to the M6, A66 and A6 lies 23.5 miles to the South West. Junction 43 of the M6 at Carlisle is 29.5 miles to the North West.

### Directions

From Alston, take the A689 heading East, then turn right signposted Galligill and continue on that road for 0.7 miles. The land stands on your right hand side with the access gate opposite the farm on your left.

What3Words: turns.melon.variances

### Description

A substantial block of upland grazing land extending in total to 171.51 acres (69.41 ha). The land benefits from roadside access and natural water supplies. The land rises from 430m at the roadside to 565m at the highest point.

Boundaries are predominantly stone walls and post and wire fences.

The land is classified as DEFRA Grade 5 and field parcel 1 lies above the moorland line.

No	Field Ref	Acres	Ha
1	NY7544 0164	143.64	58.13
2	NY7544 4088	27.43	11.10
3	NY7544 6893	0.44	0.18
		<b>171.51</b>	<b>69.41</b>

### Nitrate Vulnerable Zone

The land parcels are not located in a Nitrate Vulnerable Zone.

### Environmental Schemes

The land is not entered into any Environmental Schemes.

### Tenure

Freehold with Vacant Possession on Completion.

### Sporting, Mineral and Other Rights

The sporting rights are included in the sale, in so far as they are owned.

Mines & Mineral rights are excluded from the sale as these are in third party ownership.

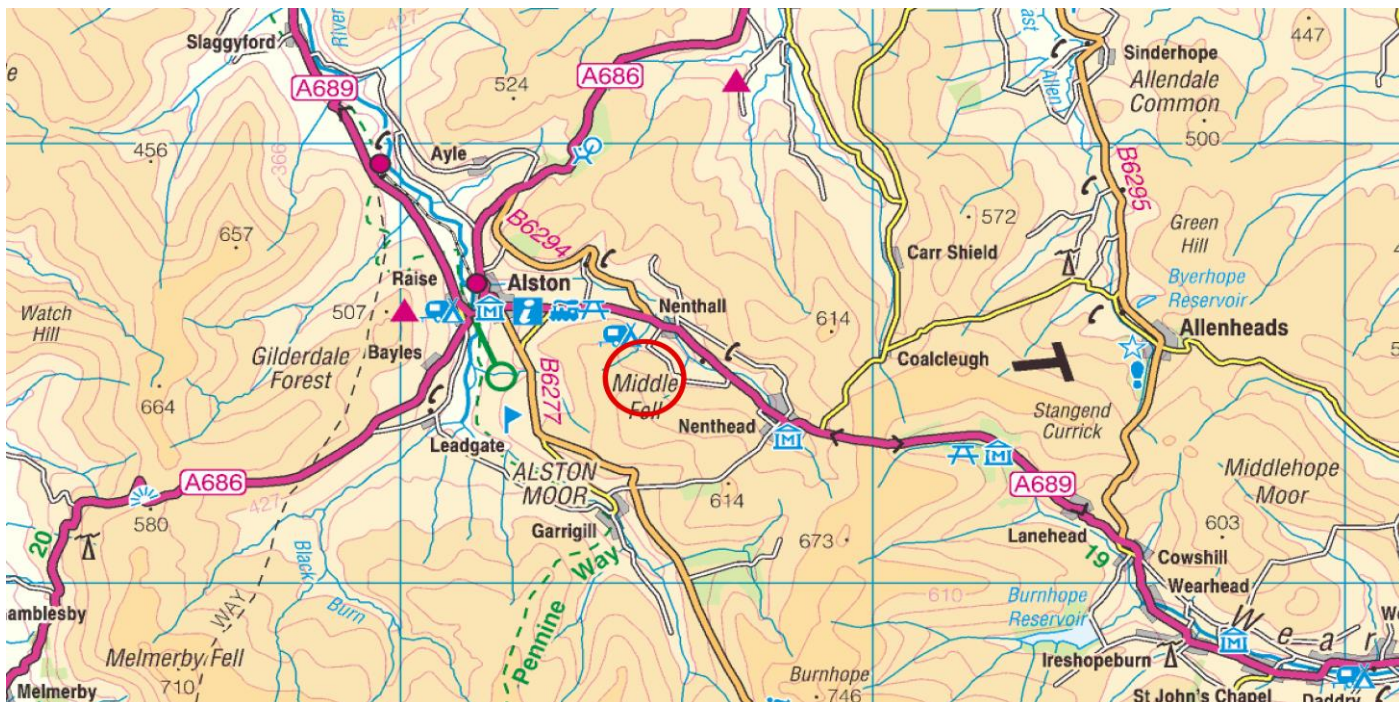
The Pryhead Estate have the right to graze six stints on parcel NY7544 0164. The vendor is not aware of any active use of these rights in recent years. For the avoidance of doubt this parcel of land is not registered common land.

### Viewings

The land can be viewed on foot at anytime during daylight hours with a set of these sales particulars. Please ensure that all gates are closed behind you at all times and dogs are not taken with you.

### Method of Sale

The property is to be offered for sale as a Whole by Private Treaty. The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.



## Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, 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 or not constituted in the title deeds or referred to in these particulars. The Purchasers will be held to have satisfied themselves as to the nature of such burdens.

## Money Laundering Regulations

Successful Buyers should be aware we must undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017) and provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill for copying.



## IMPORTANT NOTICE

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
- No employee of H&H LAND & ESTATES Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND & ESTATES Ltd. or the Vendors or the Lessors of this property.
- The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- The property is sold subject to reserve(s).
- H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **June 2023**



**Land at Nenthead, Alston**

The map shows a proposed development area outlined in red, divided into three sections labeled 1, 2, and 3. The area is situated in the Nenthead area of Alston, Cumbria. Key features include:

- Topography:** The area is characterized by steep slopes and is labeled 'Middle Fell' in several locations. Elevation points are marked at 377m, 421m, 429m, 437m, 433m, 401m, and 513m.
- Watercourses:** The map shows the Nent Burn, Lot Burn, and Hudgill Burn, along with various drains and ditches.
- Infrastructure:** A railway line runs through the area, and several roads are shown, including the A66 and A67.
- Existing Structures:** Various buildings and structures are marked, including 'Hudgillrigg', 'Park', 'Prythead House', 'Loatburn', 'Nent Hall', 'High Galligill', 'Mid Galligill', 'Rockley', and 'Quarry (dis)'. There are also numerous 'Shafts (dis)' and 'Level (dis)' markers.
- Proposed Development:** The red outline indicates the proposed development area, which includes sections 1, 2, and 3. Section 1 is the largest and is located to the west of the railway. Section 2 is a smaller area to the east of section 1. Section 3 is a small area to the east of section 2.
- Other Features:** The map includes a scale bar (0 to 100m) and a north arrow in the top left corner. It also shows 'Quarries (dis)', 'Workings (disused)', 'Shake Hole', 'Lime Kiln (dis)', 'Hush (dis)', 'Dam (dis)', 'Reservoirs (dis)', and 'Nent Hall Issues Sinks'.