



Land at Newby Penrith CA10 3EX

An excellent single field enclosure of arable/mowing land extending to 15.04 acres (6.09ha) convenient located on the fringe of the village. The land benefits from mains water, excellent roadside and public right of way accesses.

**For Sale by Public Auction 6.30pm Thursday 7th August 2025 at
Morland & Newby Village Hall, High Street, Morland, Penrith**

Guide Price £160,000



Location & Directions

The land is located on the outskirts of the village of Newby, 8 miles South East of Penrith and Junction 40 of the M6. At Kemplay Bank roundabout take the A6 through Eamont Bridge, then turn le3ft onto Wetheriggs signposted Cliburn / Morland/Bolton. Continue for 2.8 miles then turn right onto Commonholme Road signposted Newby/Great Strickland. On entering the village of Newby turn right, then take the first road on your left. The land is on your right hand side after 0.1 mile.

What3Words

Roadside Access:
<https://what3words.com/down.patrolled.increment>

Public Right of Way Access:
<https://what3words.com/remaking.chap.spenders>

Viewing

Viewing can take place on foot at anytime during daylight hours with possession of these particulars. Please ensure gates are closed at all times and do not take dogs.

Exchange & Completion

The Buyer will be required to pay a deposit amounting to 10% of the purchase price on the fall of the auctioneer's hammer, at which point exchange of contracts will take place. (The deposit will be non-returnable in the event of the Buyer being unable to complete a sale for any reasons not attributable to the Seller or their Agents). Completion will take place four weeks after the date of Auction, or sooner by Agreement.

Description

Excellent quality arable/mowing or grazing land currently sown with a crop of Winter Wheat.

The Grade 3 land benefits from excellent roadside access and also access via the public right way of as shown brown on the attached plan.

Boundaries are a mixture of stone walls, post & wire fences and hedgerows.

Field Reference	Area (ha)	Area (ac)
NY5921 0803	6.09	15.04

Services

The land benefits from a mains water supply.

Nitrate Vulnerable Zone

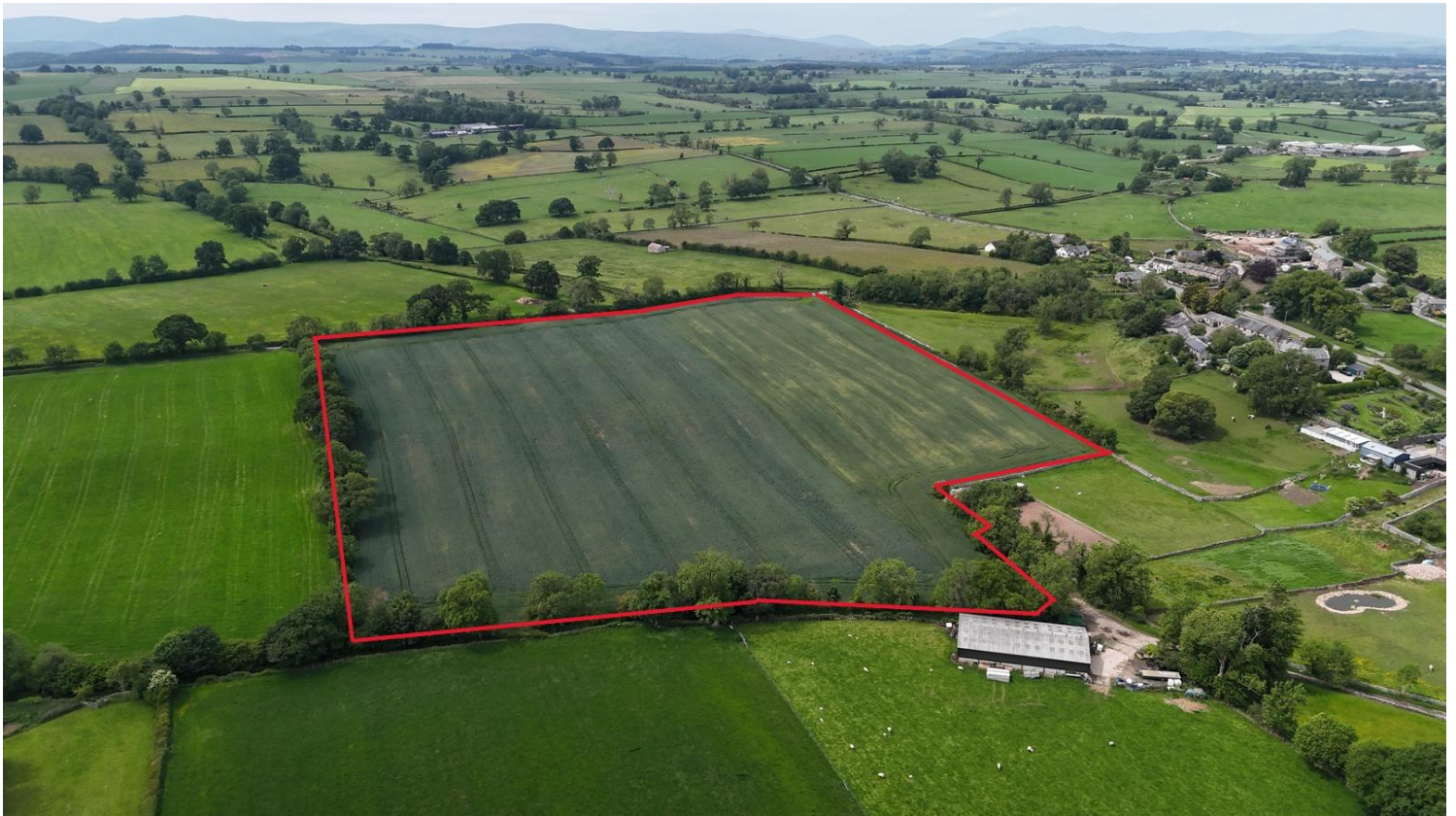
The land is not located within a Nitrate Vulnerable Zone.

Environmental Schemes

The land is not entered into any Environmental Schemes.

Tenure

The land is being sold Freehold with Vacant Possession on completion. The Seller reserves the right to remove the Winter Wheat.



Method of Sale

The property is being sold by Public Auction at 6.30pm on Thursday 7th August 2025 at Morland & Newby Village Hall, High Street, Morland, Penrith CA10 3AS.

The Seller reserves the right to amalgamate, withdraw or exclude any of the property at any time or to generally amend the sales particulars.

Legal

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, world heritage sites, sites of special scientific interest etc) whether public or private and whether constituted in the title deeds or not. The Buyer(s) will be held to have satisfied themselves as to the nature of such burdens. A copy of the legal pack will be prepared by the Seller's solicitor, Bethan Griffiths, Cartmell Shepherd and this will be available prior to the date of auction.

Money Laundering Regulations

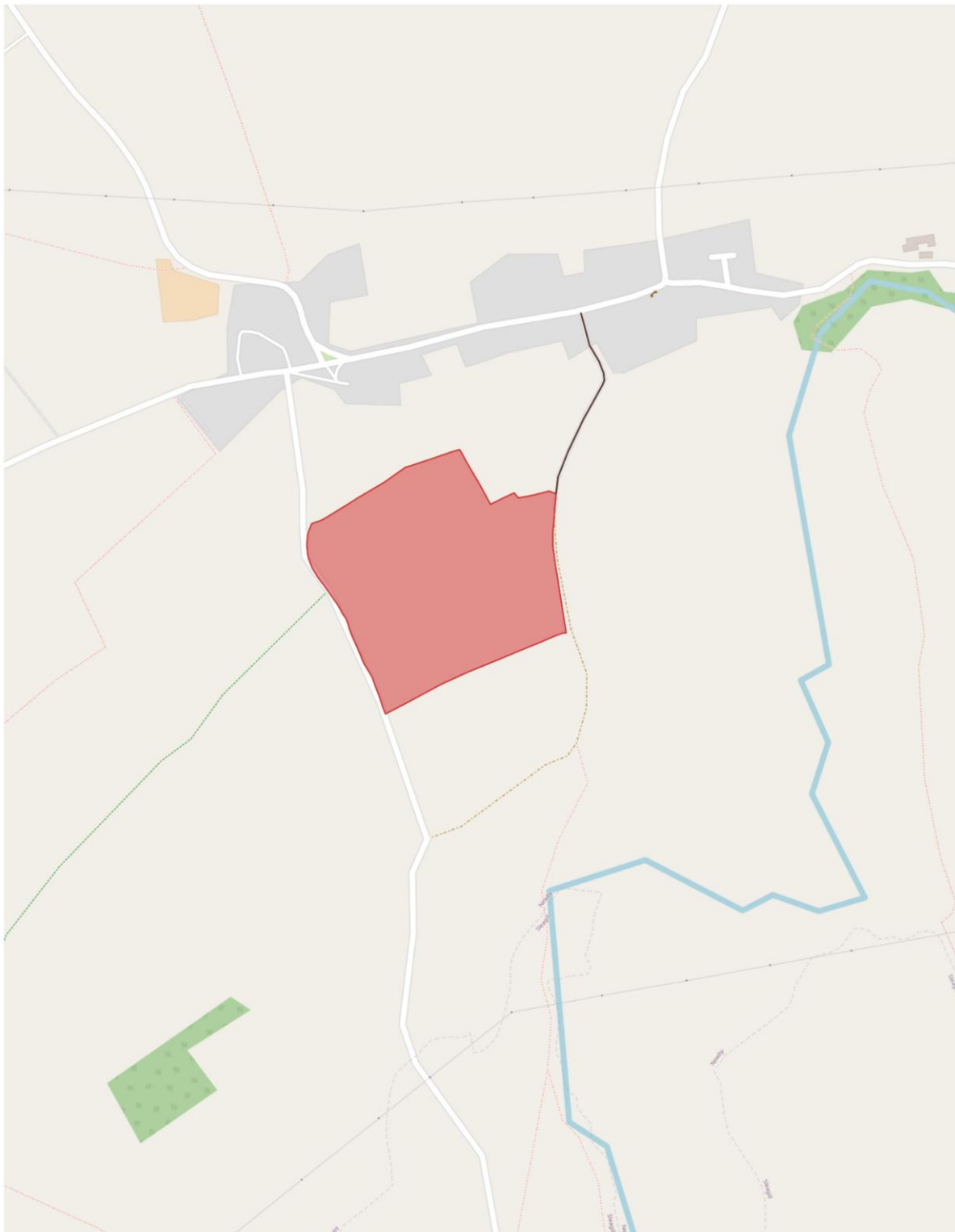
All parties wishing to bid should be aware we are legally required to undertake checks in connection with Money Laundering Regulations. All Buyers must provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill (no older than 3 months) prior to commencement of the auction.

NOTICE

- The particulars are set out as a general outline only for the guidance of intending Buyers or Tenants and do not form any 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 Buyers 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
 - Employees of the agent do not have 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 the Agent or the Seller.
 - The making of any offer 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 potential uses or planning, such information is given in good faith. Prospective Purchasers should make their own enquiries into such matters.
 - The Seller 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 Seller does 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 & Photographs Taken: June 2025

Land at Newby



Produced on Land App, Jun 11, 2025.
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100 m
Scale 1:5500 (at A4)

