



Land at Wythwaite

Kirkland, Penrith CA10 1RN

A useful block of grazing land extending in total to 159.68 acres (64.62ha) with the benefit of natural water, roadside access and access across The Rigg, Blencarn Common.

The sale also includes Common Rights on Blencarn Rigg, Blencarn Fell and Kirkland Fell Commons and dilapidated stone barn.

Guide Price: £800,000



Location & Directions

The land is located South of the village of Kirkland and to the East of the village of Blencarn. Penrith is 9.5 miles to the West.

Take the A686 and continue to Langwathby, then turn right signposted Skirwith/Kirkland and continue to Kirkland, at the T junction turn left then take the first road on your right. Continue down the access road to Wythwaite.

The public highway to the land at Wythwaite is a public maintained highway, which leads to the land and beyond to the residential property.

What3Words

<https://what3words.com/divided.sweetened.agents>

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.

Description

An excellent block of good quality grazing land and permanent pasture grazing land with the benefit of natural water.

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

Access is gained from the public highway and access is also available over The Rigg Common at Blencarn.

A public footpath crosses Field No 3.

Field No	Field Ref	Area (ha)	Area (ac)
1	NY6531 4288	18.16	44.87
2	NY6531 7953	5.51	13.61
3	NY6531 4145	13.85	34.23
4	NY6531 1440	6.77	16.72
5	NY6531 1624	1.68	4.16
6	NY6531 1910	15.23	37.63
7	NY6431 6207	3.43	8.46
		64.62	159.68

Nitrate Vulnerable Zone

The land is not located within a Nitrate Vulnerable Zone.

Environmental Schemes

The land is not entered into any Environmental Schemes.



Common Rights

The sale includes the following Common Rights:

CL322 The Rigg, Blencarn

Entry No 43: 200 sheep and 50 hogs.

Entry No 49: 8 fell sheep, 3 hogs, 6 inside sheep, 3 cows and calves, 6 horses.

CL323 Blencarn Fell and CL127 Kirkland Fell

Entry No 45: 400 sheep, 15 horses and 20 cattle.

Entry No 49: 40 sheep, 16 hogs, 33 inside sheep, 16 cows and calves.

The Common Rights on Blencarn and Kirkland Fell are subject to an Entry Level, Uplands Entry Level and Higher Level Stewardship Agreement in regard to Crossfell Commoners Association.

The current agreement ends on 30th September 2028.

A redacted copy of the Internal Agreement from the sole selling agent.

The payment which is currently made in relation to the Common Rights will be split on a pro rata basis between Base Payments and the graziers' payments in accordance with the agreement.

The Internal Commons Agreement allows for 15 cattle to be grazed on Blencarn common from 15th May to 31st October. A payment of £250 per head is currently received.

The sheep rights on Blencarn and Kirkland Fell are currently "non-grazing" Common Rights, but we are aware that current non grazing Common Rights may be permitted to return to the Common to graze sheep. We advise all prospective Buyers to discuss this directly with Crossfell Commoners Association and take their own professional advice.

The purchaser will be expected to sign a Deed of Novation upon completion, obligating the buyer to the terms of the current internal agreement.

The Rigg, Blencarn is not currently entered into an Environmental Stewardship Agreement, and therefore the common rights are not subject to any stocking calendar or restrictions.

Tenure

The land is being sold Freehold with Vacant Possession on completion.



Method of Sale

The property is being sold as a Whole by Private Treaty.

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. The Seller's solicitor, is Jane Jackson, 1 St Andrews Place, Penrith, Cumbria CA11 7AW.

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

**ARNISON
HEELIS**
SOLICITORS

Land at Wythwaite, Kirkland

