



Land at Temple Sowerby

Penrith CA10 1SN

A ringfenced block of mowing and grazing land extending in total to 26.09 acres (10.56ha) with the benefit of natural water and access via a shared track leading from the public highway.

Located in the heart of the Eden Valley on the outskirts of the village of Temple Sowerby with good access to the A66.

OFFERS TO BE RECEIVED NO LATER THAN 12.00 NOON WEDNESDAY 30TH JULY

Guide Price: £290,000



Location & Directions

The land is accessed via a shared track leading from Priest Lane.

From the A66 enter Temple Sowerby and continue through the village heading East then turn right onto Priest Lane, continue passed the residential properties, and at the next corner take the access track ground straight on. The land is located on your left hand side before reaching Houtsay Park.

What3Words

<https://what3words.com/dark.submitted.massive>

Description

An excellent ringfenced block of productive grazing/mowing land extending to 26.09 acres (10.56ha).

Boundaries are a mixture of post and wire fences and hedgerows.

The land benefits from natural water.

Field No	Field Parcel	Area (ha)	Area (ac)
1	NY6127 7929	8.96	22.14
2	NY6227 1334	1.55	3.83
3	NY6227 2226	0.05	0.12
		10.56	26.09

SFI Agreement

The land is subject to a Sustainable Farming Incentive Agreement which ends 31.03.2027 with the following actions: MPA1 SAM1A, SAM1 NUM1 and Field No's 7 and 10 are also LIG1. The advice from DEFRA is that Agreements are "not usually transferrable". If it transpires that a transfers will be allowed the Buyer will be bound to take over the Agreement for the remaining period,

Nitrate Vulnerable Zone

The land is not located within a Nitrate Vulnerable Zone.

Tenure

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

Method of Sale

The land is for sale 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.

Closing Date

Offers are to be received no later than 12.30 noon on Wednesday 30th July 2025 along with proof of funding.



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.

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 Sellers' solicitor is Bruce Richardson, Arnison Heelis.

Money Laundering Regulations

Buyers 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).

NOTICE

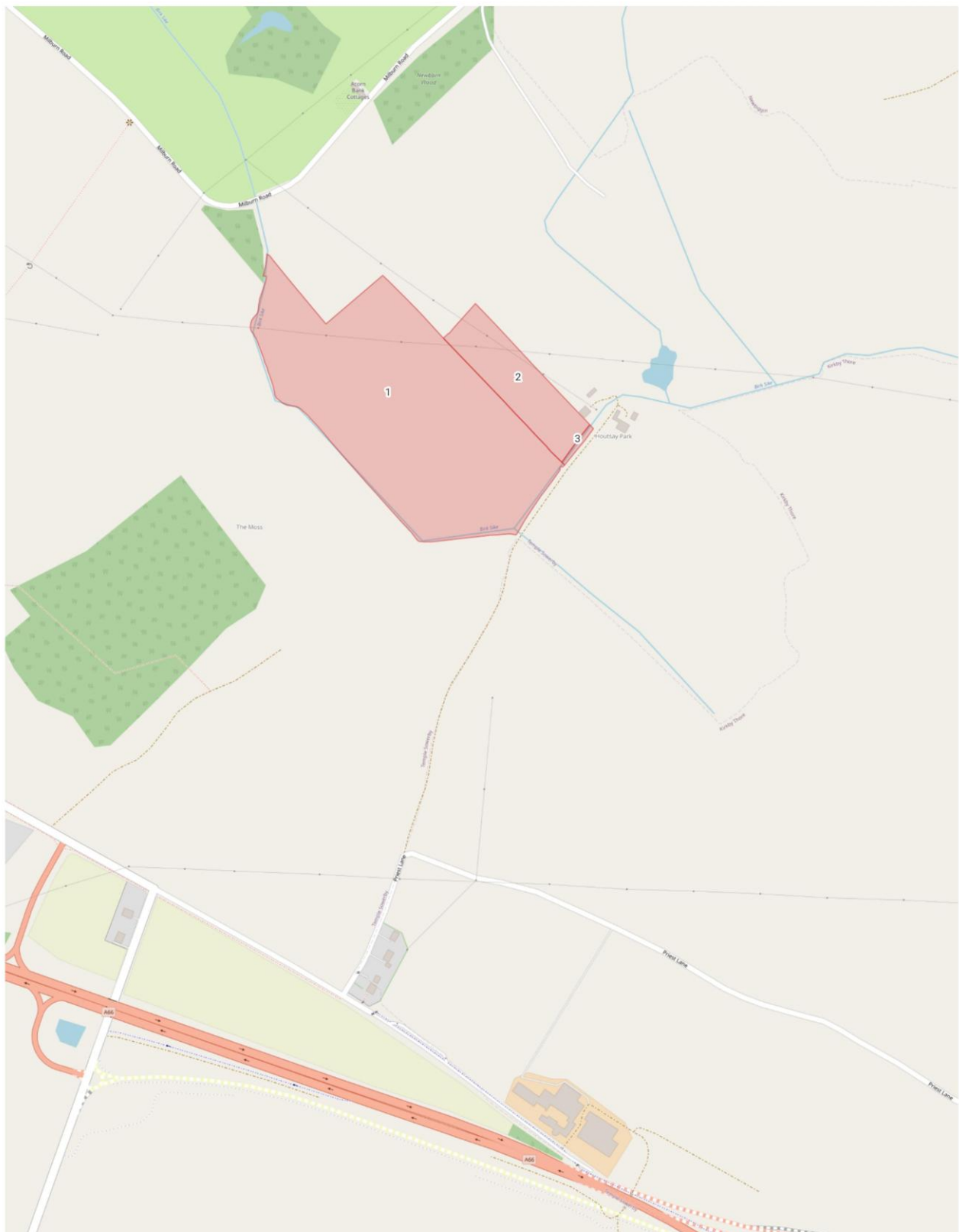
- The particulars are set out as a general outline only for the guidance of intending Buyers or Tenants and do not form any part of an offer or contract
- All descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide 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 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 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 Temple Sowerby



Produced on Land App, Jun 27, 2025.
© OpenStreetMap contributors



200 m
Scale 1:6500 (at A4)

