



Land at Sleetbeck

Roadhead, Carlisle CA6 6PA

An excellent single field enclosure of mowing/grazing land extending to 7.29 acres (2.95ha) with two good roadside access points, one of which benefits from a holding pen. The Grade 4 land benefits from a natural water supply and stock proof boundaries

Guide Price £50,000



Location & Directions

The land is located within the hamlet of Sleetbeck just 10.5 miles North East of Longtown and 12 miles North of Brampton. Carlisle and the M6 lie 13.5 miles to the South West.

From Junction 44 of the M6, take the A7 heading North towards Longtown. Take the fourth road on the right, signposted Kirkclinton/Scaleby/Cliff/Longpark. Continue on this road to the T junction with the A6071 and turn right, then take the first left signposted Roadhead, at the T junction turn left. Travel along this road for approximately 4 miles and then at the T Junction turn left signposted Shankhill/Bailey. Take the first road on the right and continue on this road for approximately 4 miles and the land is on your right hand side.

What3Words

<https://what3words.com/wonderful.notice.package>

Right of Access

The Sellers will retain a right of vehicular and pedestrian access to the woodland to the South East of the field parcel as shown by the brown line on the attached plan.

Restrictive Covenant

There is an existing restrictive covenant preventing development, this will also include planting of the land for forestry. For the avoidance of doubt, the use of the land will be agricultural only.

Description

A single field enclosure of Grade 4 mowing/grazing land extending to 7.29 acres (2.95ha) benefitting from natural water supply.

The land benefits from two access points onto the public highway, one of which benefits from a holding pen.

The stock proof boundaries are a mixture of post & wire fences and hedgerow.





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.

Tenure

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

Mines & Minerals

The mines and minerals are excluded from the sale as they are held by a third party.

Nitrate Vulnerable Zone

The land is not located within a Nitrate Vulnerable Zone.

Stewardship Schemes

The land is not entered into any Stewardship Schemes and is not registered with the Rural Payment Agency.

Method of Sale

The property is being sold 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.



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 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: September 2025

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50 m
Scale 1:1250 (at A4)

