



Land at Great Asby Appleby in Westmorland CA16 6HE

A single field enclosure of good quality Grade 4 grazing land extending to 5.12 acres (2.07ha).

The land benefits from good roadside access from Sayle Lane.

Guide Price £33,500



Location & Directions

The land is located to 1.3 miles South West of the hamlet of Great Asby, 6.5 miles South of Appleby in Westmorland, 9 miles West of Kirkby Stephen and 20 miles South East of Penrith.

From Great Asby take Sayle Lane heading South and continue for approximately 1.3 miles, the land stands on your left hand side just before the entrance to the unadopted road at the bottom of the hill.

What3Words

<https://what3words.com/partner.aquatic.freshest>

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

A single field enclosure of grazing land extending in total to 5.12 acres (2.07ha).

The majority of the land is Grade 4 with the South Western corner being Grade 5.

The land benefits from roadside access off Sayle Lane.

Boundaries are stone walls.

Tenure

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

Environmental Schemes

The land is not entered into any Environmental Schemes and is not registered with the RPA.

Nitrate Vulnerable Zone

The land is not located within a Nitrate Vulnerable Zone.

Method of Sale

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

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 solicitors are Gaynham King & Mellor.



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: February 2026



A015_Land at Geat Asby



Produced on Land App, Feb 9, 2026.
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50 m
Scale 1:2500 (at A4)

