



Land at Park Nook
West Hall, Brampton, Cumbria, CA8 2BS



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The sale of the Land at Park Nook, West Hall, Brampton presents a rare opportunity to purchase significant block productive agricultural land, all set within two accessible blocks. Located in Hadrian's Wall Country in Northeast Cumbria, the land extends to approximately 27.57 hectares (68.13 acres).

- Roadside access
- Bare land
- Accessible and sought after location
- Located nearby Hadrian's Wall
- Productive grassland of approximately 27.57 hectares (68.13 acres)

GUIDE PRICE: £320,000

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.





DESCRIPTION

The sale of land at Park Nook provides the opportunity to acquire a sizeable block of productive grassland. The property is well located and includes a block of well-proportioned fields, only bisected by a minor road. The land benefits from multiple access points and has historically been exceptionally well managed.

As a whole the land totals approximately 27.57 hectares (68.13 acres) of which bar, the 0.82 acres of woodland, is grassland. Parcels 1 and 2 to the north of the public road have been cut for silage/hay in previous years. The multiple access points directly off the road allows for ease of management whilst offering potential for the siting of agricultural buildings and the like, subject to the necessary planning consents being sought.

The land ranges from a high of 162 m above sea level to a low of 95 m on a northern facing gradient. The majority of the land is classified in as being Grade 4, with part being grade 3 and the remainder being Grade 5. The soils are described by the Cranfield Institute as being slowly permeable, seasonally wet slightly acidic with a base rich and loamy clayey soils, and according to the Institute are ideal for livestock grazing and mowing.

The boundaries on the most part are in good condition primarily consisting of dry stone walls and post and wire fencing. Parcels 5 & 6 do not have external boundary fences along their southern border; however, it should be noted that there is a live capital grant for fencing the boundary of parcel 6. The land benefits from excellent access with multiple access points from the public highway and has internal access throughout.

Description	Field no.	Hectares	Acres
Meadow	1	1.17	2.88
Meadow	2	4.32	10.68
Pasture	3	2.21	5.47
Pasture	4	5.65	13.96
Pasture	5	2.16	5.33
Woodland	6	0.33	0.82
Rough Grazing	7	3.37	8.32
Rough Grazing	8	3.21	7.93
Pasture	9	5.15	12.73
	Total	27.57	68.13

LOCATION

The land is situated to the south of the river King Water and lies between the villages of Gilsland and Banks; approximately 5.7 miles from the center of Brampton.

The market town of Brampton provides an array of local stores, pubs and hotels and a wide range of services both leisure and professional as well as both a first and a middle school.

The land lies in an area famed for its agriculture with the auction marts of Longtown and Carlisle nearby. For other commodities and general connectivity, the major transport links of the A69 and M6 are all within easy reach.

What3Words: ///teams.showcases.worker

ACCESS

Access to the property can be taken directly off the unclassified road, U1050, which is a public highway.

GENERAL REMARKS & STIPULATIONS

Method of Sale

The Property is offered for sale initially by Private Treaty and as a whole. The vendor reserves the right to conclude the sale as they wish. Alternative Lotting maybe considered, and any enquires into such should be directed to the selling agent as soon as possible. In any event all interested parties should register their interest with the selling agent to be kept informed as to how the sale may be concluded.

Environmental Schemes

We understand there is a “live” HLS agreement (AG00684795) on the land. This will be transferred to any new purchaser. There is also a Countryside Stewardship Capital Grant over parcels 5 & 6 please enquire with the selling agents for further details on the above.

Wayleaves/Easements

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars.

There is a NG Gas Pipeline crossing the property through parcels 3, 4, 7 & 8.





Sporting Rights and Mineral Rights

The Sporting and Mineral rights are included in the sale in so far as they are owned.

Areas

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.

Tenure

The land is owned Freehold. The land is occupied on a grazing licence until 25th December 2025.

Services

There are four mains water troughs in the block of land to the south of the public highway, whilst the land to the north is served by a natural water supply.

Anti Money Laundering Regulations

Prospective Buyers should be aware that if they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address.

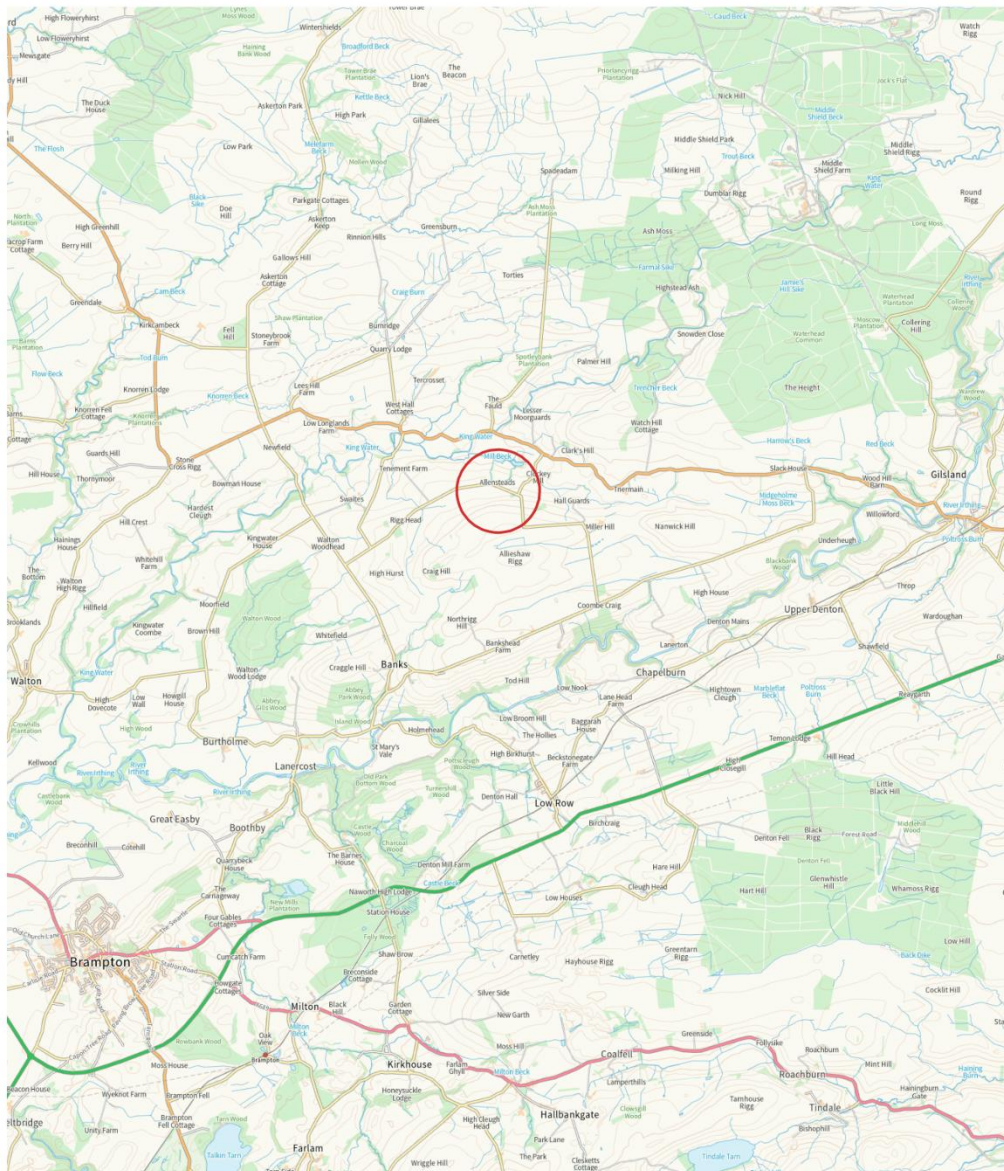
Local Authority

Cumbria County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

Viewings

Viewings are by prior appointment only. Arrangements can be made by contacting selling agent on 01434 608980 or via email to: helen.johnston@youngsrps.com or will.jeffels@youngsrps.com

Particulars prepared and Photographs taken: June 2025



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