



LAND AT FAR GALLIGILL, ALSTON CUMBRIA, CA9 3LW

Approximately 116.24 acres (47.04 hectares) of good grazing land suitable for Regenerative Agriculture, Carbon Offsetting and Biodiversity Net Gain.

Guide Price: £190,000



Location and Directions

From Alston, take the A689. After approximately 2 miles, take a right turn signposted for Galligill. Continue along this road for about 1 mile, and you will find the entrances to the land on your right-hand side.

What3words

Every three metre square of the world has been given a unique combination of three words. Using the unique sequence of words below you will be able to pinpoint this property:

///surveyors.obstruct.recorders

Description

The property comprises around 116.24 acres (47.04 hectares) of good quality grazing and fell land. Access is provided by two metal gates directly from the roadside. The boundaries are well-maintained drystone walls, and the land has a natural water supply. This land presents a versatile opportunity for prospective purchasers to consider future environmental schemes, biodiversity and explore carbon offsetting.

Access

Access to the land can be taken directly from the Public Highway via two access points.

Services

There are currently no services to the land.

Tenure

The land is for sale freehold, with vacant possession to be granted upon completion.

Viewings

The land may be viewed in daylight hours with a copy of these sales particulars in hand. Please close all gates where applicable. Please register your interest with H&H Land & Estates prior to viewing.



Method of Sale

The property is offered for sale as a whole by private treaty. The Seller reserves the right to amalgamate, withdraw or exclude any of the property shown at any time or to generally amend the particulars

Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage 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. The Buyers will be held to have satisfied themselves as to the nature of such burdens.

Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations. The extent of the required documentation will be confirmed to the Buyer after acceptance of an offer.

Exchange of Contracts and Completions

It is expected that Exchange of Contracts will take place within eight weeks of an offer being accepted. Completion will take place within four weeks of the Exchange of Contracts or earlier by arrangement.

Selling Agent

For further details or a confidential discussion please contact the selling agent: H&H Land & Estates, Blackmoor Court, Durham Moor, Durham, DH1 5ER. T: 0191 370 8530.

Louise Stones MRICS - Chartered Surveyor

E: louise.stones@hhlandestates.co.uk

Helen Forbes - Senior Sales Advisor

E: helen.forbes@hhlandestates.co.uk



Important Information

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) 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 Purchasers 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;
 no employee of H&H LAND & ESTATES Ltd 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 H&H LAND & ESTATES Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) 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.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors 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.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do 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 April 2025**

