

Land At Low House Farm Southwaite, Carlisle, CA4 0EW

42.82 Acres (17.33 ha)

Excellent quality mowing/grazing land benefitting from mains water.

Guide Price £600,000



Location

The property is located on the periphery of the village of Southwaite. The property lies 6 miles South of Carlisle and Penrith is 11.5 miles to the South

Directions

Exit the M6 at Junction 42 and take the A6, continue through Low Hesketh then turn right signposted Southwaite, the entrance track to the property is on your left hand side just prior to the railway bridge.

Description

The excellent and productive land extends in total to 42.82 acres (17.33ha) and benefits from mains water.

A right of way will be granted over the access track from the public highway, as shown on the attached plan, and then from field to field.

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

Nitrate Vulnerable Zone

The land is not located within a Nitrate Vulnerable Zone.

Basic Payment Scheme

The delinked payments under the Basic Payment Scheme are to be retained by the Seller. As such the Buyer will need to abide by the rules of cross compliance and will indemnify the Sellers for any breaches.

Environmental Schemes

The land is not entered into any Environmental Schemes.

Tenure

Freehold.

Services

Mains water supply.

Viewings

The land can be viewed on foot at anytime during daylight hours with a set of these sale particulars. Please ensure that all gates are closed behind you.

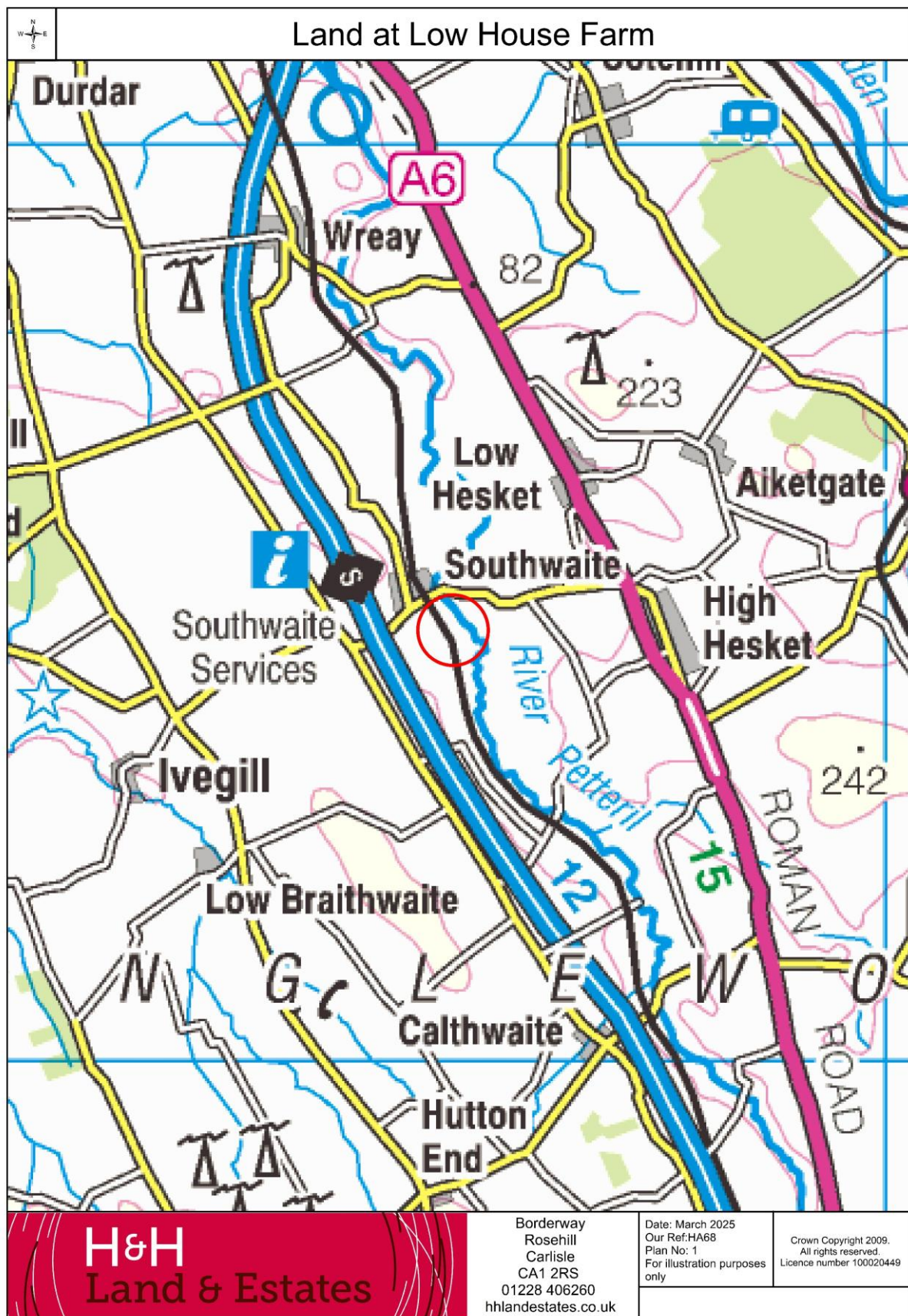
Contact

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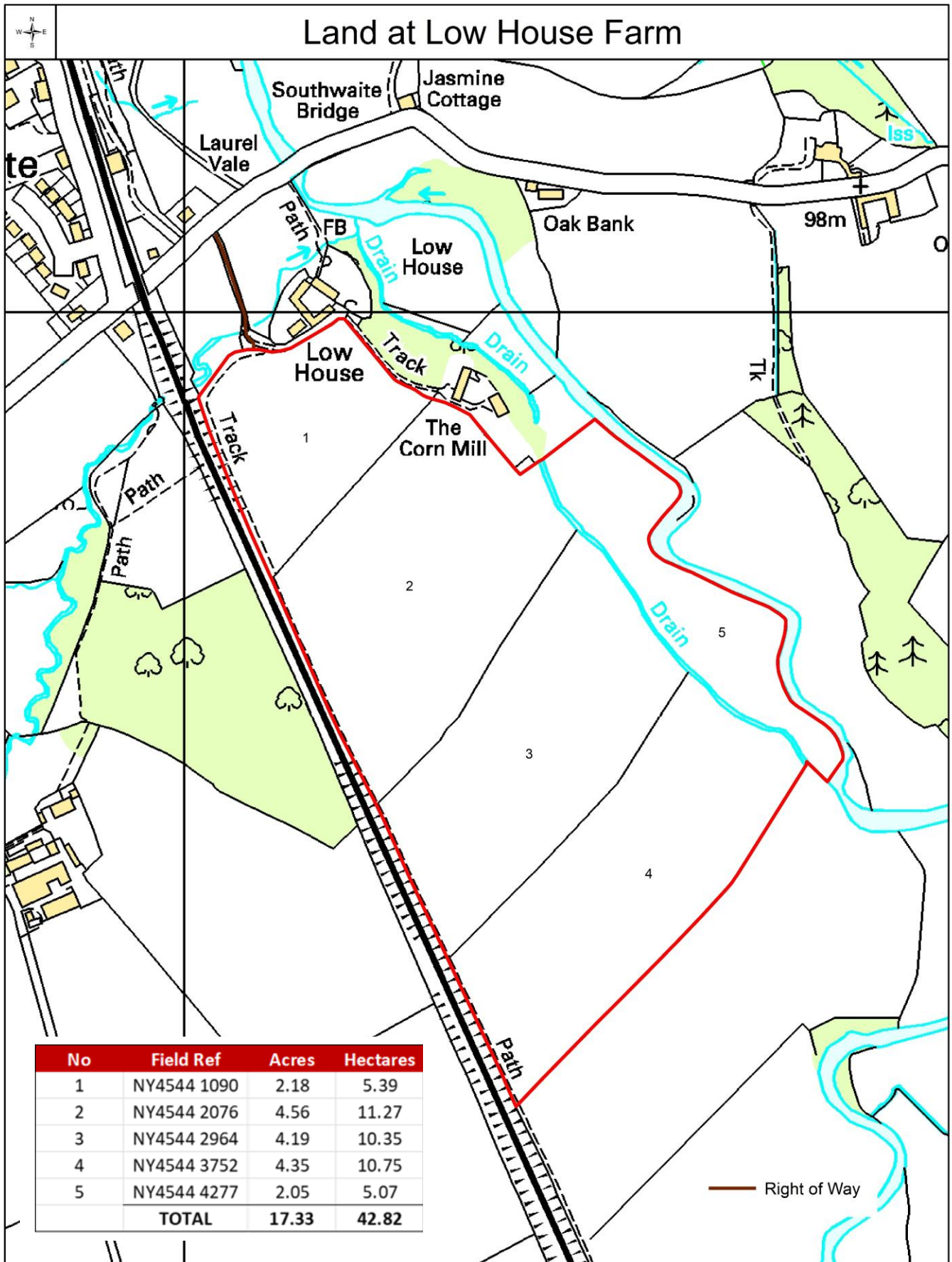
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Particulars Prepared: March 2025



IMPORTANT NOTICE: These particulars have been prepared for the guidance of intending purchasers. No guarantee of their accuracy can be given, nor do they form part of a contract. The services and appliances have not been tested. Interested parties should make their own enquiries and investigations prior to a commitment to purchase is made. No responsibility is accepted for any loss or expense incurred in viewing the property in the event of the property being sold, let or withdrawn. Please contact the Agent before travelling to view.

Anti-Money Laundering Regulations: Prospective purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations.



H&H
Land & Estates

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Date: March 2025
Our Ref: HA68
Plan No: 1
For illustration purposes
only

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