

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

SSSI Land, Matterdale, Penrith, Cumbria, CA11 0LE



- **4.51 Hectares, 11.131 Acres - Situated in the Lake District National Park**
- **Beautiful and Peaceful Setting in a Quiet Valley**
- **Site of Special Scientific Interest for Conservation Purposes**
- **Of Interest to Nature Lovers and Wildlife Enthusiasts**
- **Not for Agricultural Use**

£75,000

This is a rare opportunity to own and enjoy a piece of the Lake District National Park in the serene and beautiful valley of Matterdale. The land, surrounded by fabulous open countryside with open outlooks to the fells, measures around 11.131 Acres, 4.504 Hectares and is mainly to a mix of rough grassland, mixed woodland and is home to a wide variety of fauna and flora and includes Blackdike Bog, a designated Site of Special Scientific Interest.

The land has the Lowthwaite Beck along the Northern boundary and to the western boundary is the Blackdike Beck and is consequently wet ground.

Please note this land for conservation and is not suitable for agricultural purposes, other than occasional sheep grazing.

Location

From Penrith, head west on the A66. From junction 40 of the M6, drive for approximately 6 miles and then turn left, signposted to Matterdale. Follow the road for approximately 2.25 miles and then turn left, signposted to Dockray and Ullswater. After approximately 0.5 of a mile, the land is on the right.

What3Words: trombone.welcomes.latitudes

Tenure

The property is freehold.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Parcel ID 9454, 8344 and 8424 totalling 4.51 hectares of land being a Site of Special Scientific Interest.

An SSSI is a conservation designation designed to protect areas of land that are considered particularly valuable for their wildlife, geology or landform features.

There are restrictions as to what can be done on SSSI land, and we understand that the land is for conservation purposes and not for agricultural use.

We understand that it does receive Rural Payments Agency Payments (or similar)

<https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest>



Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Referral Fees

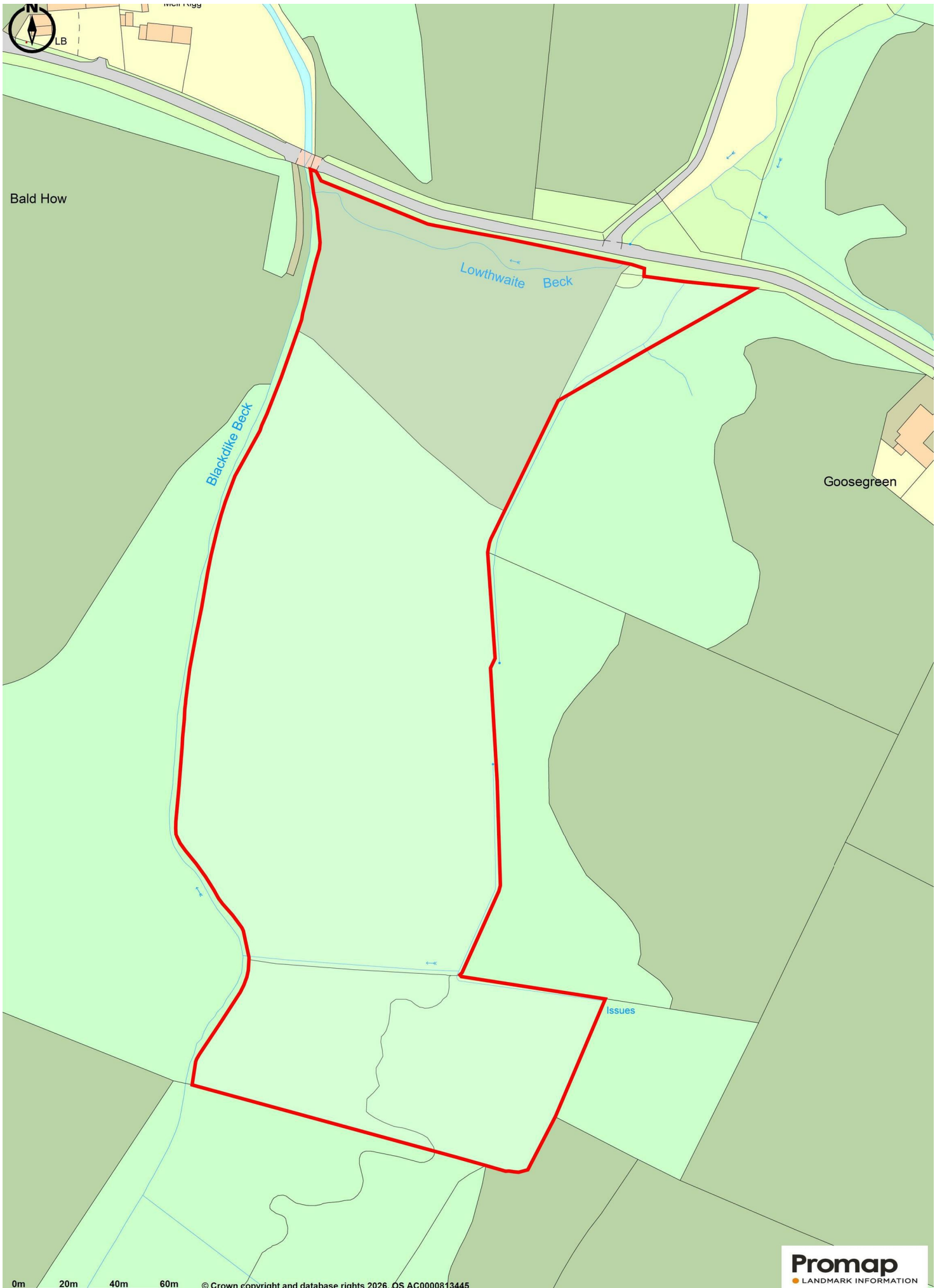
WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

This map is for identification purposes only and does not form part of the contract of sale.



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