

Ref: F28

AMENDED PARTICULARS



HOPES

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By Direction of the Owner Occupiers

Particulars of Sale of

Land near Newton Arlosh, Wigton

FOR SALE BY PRIVATE TREATY

In 3 Lots and As A Whole extending in total to 96.06 acres (38.87ha) or thereabouts

CLOSING DATE FOR OFFERS 12 NOON WEDNESDAY 16TH MARCH, 2016

Sole Agents:

Hopes Auction Company Limited

Syke Road

Wigton

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CA7 9NS

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Solicitors:

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CA1 2RW

Tel: 01228 514077

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PARTICULARS OF SALE

General Description

Lot 1 is a single field enclosure extending to 34.05 acres (13.78ha) which is currently sown down to grass together with a disused lane which is now overgrown with scrub which extends to approximately 0.43 acres (0.17ha). Lot 1 can be accessed from a shared accommodation lane situated along its south western boundary or a second shared occupation lane on the north eastern boundary. The lot benefits from a mains water supply.

Lot 2 extends in total to 40.08 acres (16.22ha) or thereabouts. Fields 6351pt and 7126 are currently in stubble with field 6636 being sown down to grass. The lot benefits from a mains water supply. The access to the lot is from the shared occupation lane adjoining the south western boundary of the lot.

Lot 3 extends in total to 21.50 acres (8.70ha) or thereabouts. Field 7516 is sown down to grass as is approximately a third of the area of field 8006. The remaining area of 8006 is currently in stubble. The lot is accessed from a shared accommodation lane running adjacent to its south western boundary. The lot benefits from a mains water supply.

Directions/Location

Please refer to the sales/location plan attached to these particulars.

Viewing

Viewing is to occur, on foot only, at any reasonable time with possession of these particulars constituting authority to view.

Method of Sale

The property will be offered for sale by private treaty in 3 lots or as a whole. Offers are to be made in writing to the Sole Agent. We have been instructed by the Vendors to set a closing date for offers for the land for 12 noon on Wednesday 16th March, 2016. Offers should be submitted in a sealed envelope marked 'Private and Confidential – Offer for Land near Newton Arlosh for the attention of the Land Agency Department'.

General Remarks

Tenure

We understand that the property's title is freehold.

Exchange of Contracts, Vacant Possession and Completion

The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. This is to take place within three weeks of an offer being accepted. The deposit will be non-refundable in the event of the purchaser(s) being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession will be given on completion which is to take place within three weeks of exchange of contracts.

Farmyard Manure Stores – Lots 1 and 3

For the avoidance of doubt the middens in Lots 1 and 3 together with the round bales adjacent to them are included in the sale at no extra charge.

Internal Drainage Board (IDB)

The land is located within the proposed IDB area.

Basic Payment Scheme Entitlements

The Basic Payment Scheme Entitlements are specifically excluded from the sale.

Ingoings

There are to be no ingoing claims.

Quotas

No quotas of any kind are included in the sale.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments etc) whether public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Boundary Maintenance

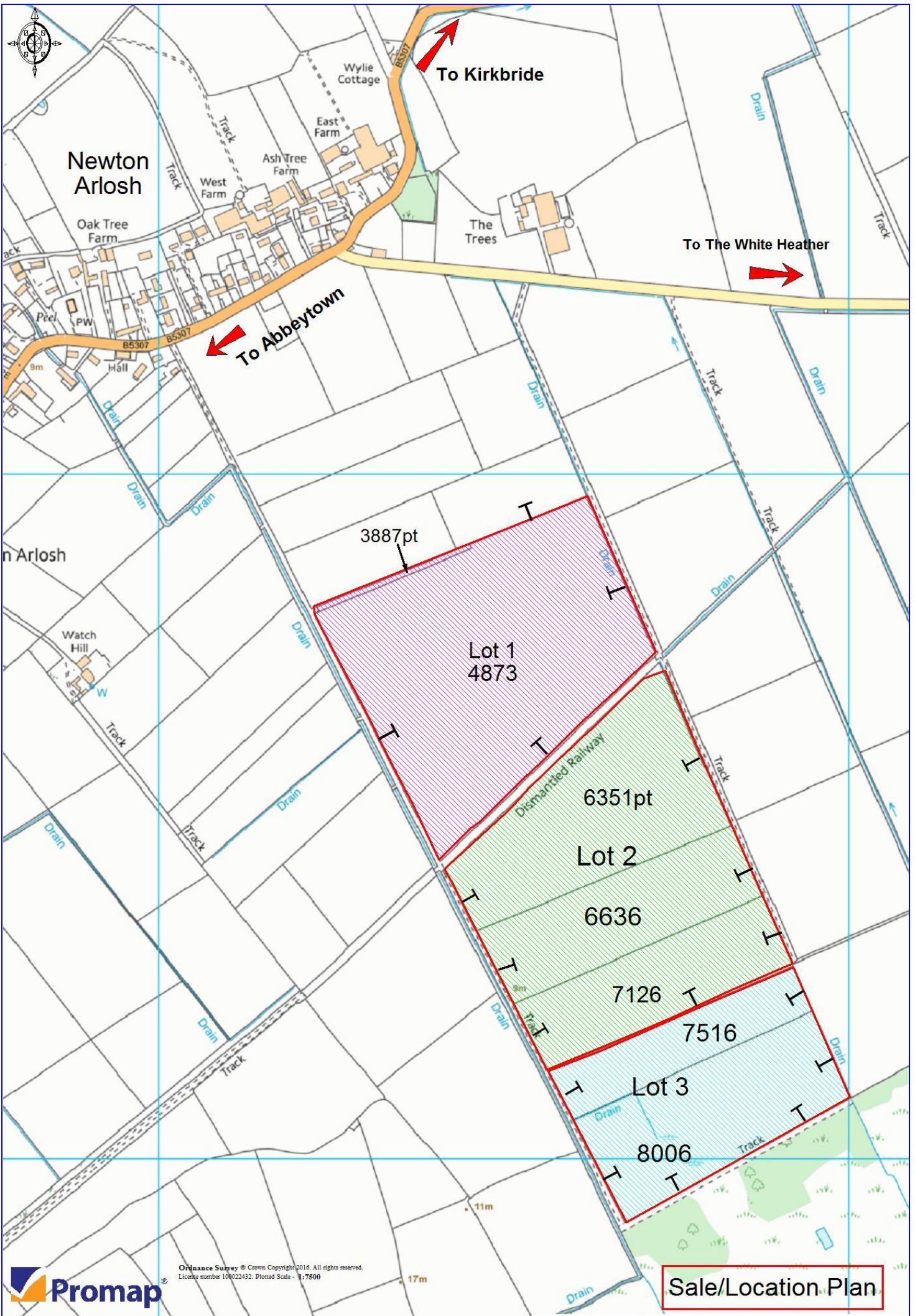
The maintenance liability for the property is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist the responsibilities are not known.

Schedule of Fields

	Field Number	Hectares (Ha)	Acres (Ac)
Lot 1	4873	13.78	34.05
	3887pt	0.17	0.43
	Total	13.95	34.48
Lot 2	6351pt	7.28(est)	17.99(est)
	6636	4.59	11.34
	7126	4.35	10.75
	Total	16.22	40.08
Lot 3	7516	2.90	7.17
	8006	5.80	14.33
	Total	8.70	21.50
	GRAND TOTAL	38.87	96.06

IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information. The Vendor Reserves the right to sell the property prior to the closing date without notice.
Particulars Amended February 2016.



Not to scale. For illustration purposes only.