

Ref: R128

PRELIMINARY PARTICULARS



# HOPES

**Auctioneers • Surveyors • Valuers • Land Agents**

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## **LAND NEAR NEWBIGGIN, STANTON, PENRITH, CUMBRIA**

**A single enclosure of land extending to 30.20 acres (12.22ha) or thereabouts  
of grazing/mowing land with a natural water supply.**

**FOR SALE BY PUBLIC AUCTION AS A WHOLE ON  
THURSDAY 3<sup>RD</sup> MAY 2018 AT 7.30PM  
WITHIN NEWBIGGIN VILLAGE HALL**

**Sole Agents:**

Hopes Auction Company Limited  
Syke Road  
Wigton  
Cumbria  
CA7 9NS  
Tel: 016973 44901

**Solicitors:**

Cartmell Shepherd  
Bishop Yards  
Penrith  
Cumbria  
CA11 7XU  
Tel: 01768 862326

## **Particulars of Sale**

### **General Description**

The sale of land near Newbiggin offers for sale a single field enclosure lying to the north of the hamlet of Newbiggin which itself lies west of the market town of Penrith, Cumbria. The field is a single enclosure of land extending to 30.20 acres (12.22ha) and is currently sown down to grass. The land is accessed via an unclassified road from Newbiggin village. The unsurfaced road and access track to the field can be seen on the location plan highlighted by a blue line.

### **Location/Directions**

From the Rheged roundabout take the A66 signposted to Workington and Keswick. Follow the A66 for approximately 1 mile until you reach the right hand turn (over the carriageway) signed for Newgiggin/Greystoke and Clickham Inn. Once you have left the A66 follow the road for approximately 1 mile through Newbiggin village, past Braithwaites Garage and take the first right hand road turning after the red post box. Please then follow the unclassified lane until you reach a footpath sign with a Hopes sale board on denoting the direction of the field along the lane on the right. The field lies approximately 120 metres along the lane and a sale board will be erected on the double gates that provide the entrance to the field.

Please be aware that some of the access track does require a 4x4 vehicle to travel along it.

Please refer to the plans forming part of these particulars for details for the location and access.

### **Viewing**

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

### **Method of Sale**

The property will be offered for sale by public auction as a whole subject to reaching an undisclosed reserve price. The Vendors reserve the right to alter, divide, amalgamate or withdraw any part of the lots and to generally amend the order of sale. Any changes will be made clear at the public auction.

### **Deposits and Contracts of Sale**

A 10% deposit of the purchase price will be payable on the fall of the auctioneers hammer and the contract of sale is to be signed. Cash deposits cannot be accepted due to Money Laundering Regulations. Payment is to be made by cheque or bankers draft. Copies of the sale contract will be available for inspection, by prior appointment only, at the offices of the Sole Agents during the week prior to the Public Auction.

## **General Remarks**

### **Tenure**

We are advised that the property benefits from freehold vacant possession.

### **Vacant Possession and Completion**

Vacant possession to the property will be given immediately on completion which is scheduled to occur by no later than 12 noon on Thursday 31<sup>st</sup> May, 2018. Completion can occur prior to this date if so desired. Earlier access to the ground may be granted subject to the completion of any licences that may be required.

### **Water Supplies**

The property benefits from a natural water supply.

### **Basic Payment Scheme**

The vendors have not registered or claimed on the land for Basic Payment Scheme purposes. For the avoidance of doubt no Basic Payment Scheme Entitlements are included in the sale of this property.

### **Ingoings**

There are to be no ingoing claims effecting any of the lots.

### **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, site of special scientific interest 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.

The property's Mines and Mineral Rights are not included in the sale of the property. The Sporting Rights are included in so far as they are owned by the Vendor.

### **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.

### **Purchaser Registration**

As part of the new Money Laundering Regulations relating to sale of property by public auction we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed.

We are therefore forced by law to ensure that potential purchasers are registered with ourselves at least 5 days prior to the auction. Please note that no one will be able to bid for the land at the auction unless they are registered with ourselves at least 5 days prior to the auction. Please contact the Land Agency office for further information and also refer to the covering letter attached to these particulars for further details.

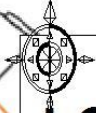
## **SCHEDULE OF FIELDS**

<b>Field Number</b>	<b>Hectares</b>	<b>Acres</b>
<b>NY4729-5882</b>	<b>12.22</b>	<b>30.20</b>
<b>GRAND TOTAL</b>	<b>12.22</b>	<b>30.20</b>

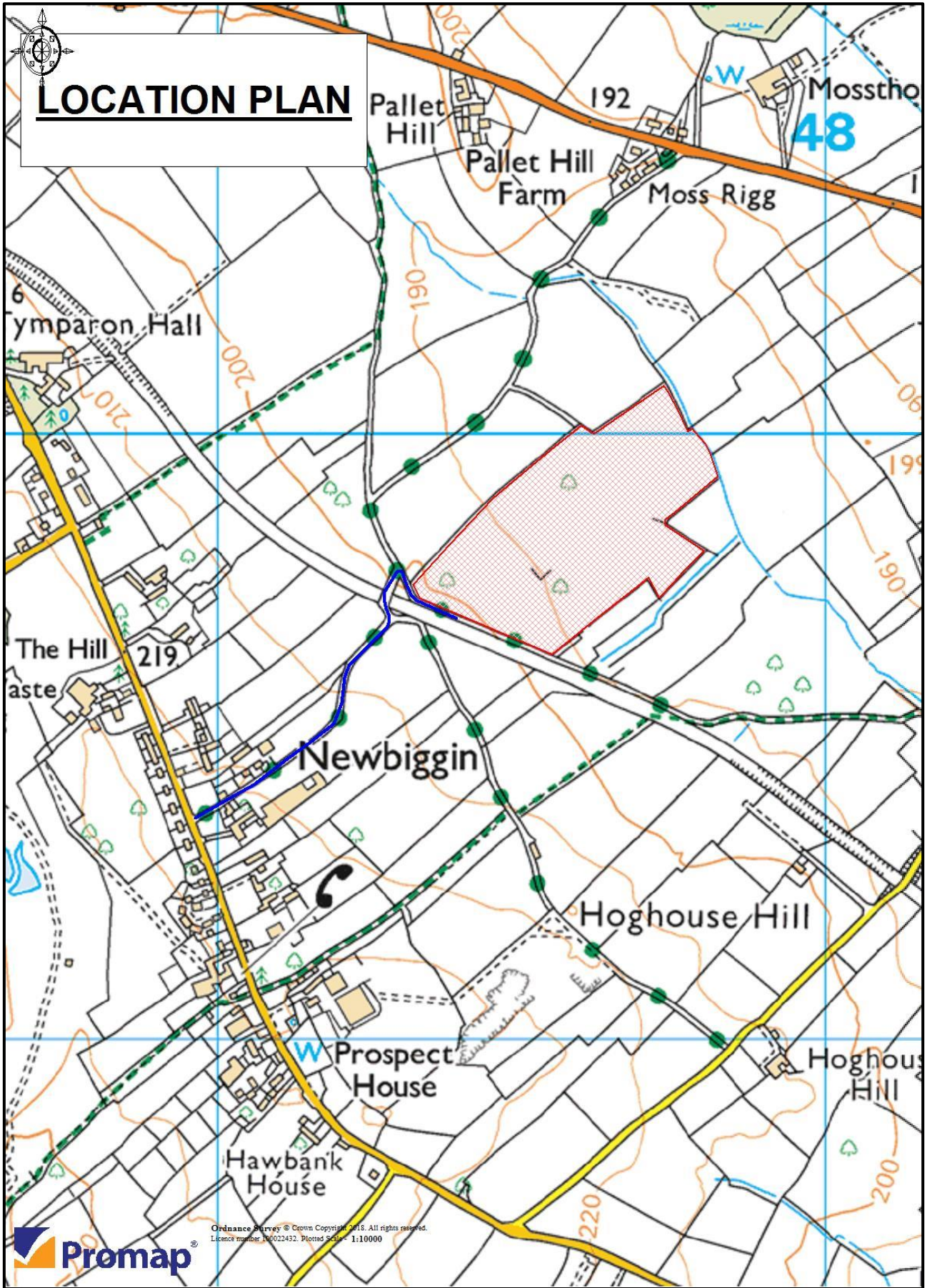
### **IMPORTANT NOTICE**

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 auction date without notice.

Particulars prepared February 2018. Photographs taken February 2018.



# LOCATION PLAN



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Licence number 100022432. Plotted Scale 1:10000

