

Ref: B142

PRELIMINARY PARTICULARS



HOPES



Auctioneers • Surveyors • Valuers • Land Agents

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Particulars of Sale of

HAYTON BROW, WESTNEWTON ASPATRIA, WIGTON, CUMBRIA, CA7 3LB



EPC: Band G

A desirable livestock rearing farm with three bedroomed farmhouse and range of both traditional and semi-modern farm buildings with land extending in total to 107.54 acres (43.52ha) or thereabouts.

FOR SALE BY PUBLIC AUCTION IN 5 LOTS OR AS A WHOLE

on Tuesday 5th June, 2018 at 1.30pm within Hopes Auction Mart.

Sole Agents:

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

Solicitors:

Beaty & Co
1 Victoria Place
Wigton
Cumbria
CA7 9PJ
Tel: 016973 42121

PARTICULARS OF SALE

Introduction/Location

Hayton Brow is a desirable livestock rearing farm located north east of the village of Westnewton as shown on the location plan.

Directions

From the West - In the centre of Aspatria follow the signposts on to the B5301 for Westnewton and Silloth. Continue on the B5301 past Westnewton and then follow signs for Tarns and Silloth. Hayton Brown is the first property on the right hand side.

From the East - From Wigton take the A596 following signposts for Aspatria. Proceed through the village of Waverton and then continue for approximately 2 miles before turning right signposted Langrigg, Westnewton and Allonby. Continue on this road following signs for Westnewton and Allonby for a total of 3 miles. Take the right hand turn on to the B5301 signposted Tarns and Silloth. Hayton Brow is the first property on the right hand side.

Viewing

Strictly by appointment with the Sole Agents, Hopes Auction Co Ltd, Syke Road, Wigton, Cumbria, CA7 9NS, Tel: 016973 44901, Email: landagent@hopesauction.co.uk.

Method of Sale

The property will be offered for sale by Public Auction in 5 separate lots or as a whole subject to reaching an undisclosed reserve price. For those unfamiliar with the auction process each individual lot will be offered for sale individually and reserved in favour of the highest bidder. The property will then be offered for sale as a whole and once again withdrawn in favour of the highest bidder. At this stage the auctioneer will withdraw from the auction room and take further instructions from the vendors prior to reoffering the property either in lots or as a whole. Please take note that any guide prices issued are not the reserve prices. 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. The Purchaser must bring to the auction proof of identity and proof of address. Copies of the sale contract will be available for inspection, by prior appointment only, at the office of the Solicitors and the Sole Agents during the week prior to the Public Auction.

General Description

As mentioned previously the property is to be offered for sale in five separate lots and as a whole. These can be described as follows:-

Lot 1

Lot 1 consists of the farmhouse, buildings, stack yard and land which in total extends to 73.58 acres (29.78ha) or thereabouts. The farmhouse provides accommodation on two floors as follows:-

Ground Floor

Front Door to Sitting Room 4.25m x 3.95m max with open fire.

Dining Room 4.25m x 3.55m max with open fire and second door to front elevation of house.

Lounge 4.25m x 3.8m with fireplace.

Kitchen 7.30m x 3.15m. Oil fired Aga. Terrazzo tiled flooring. Stainless steel sink unit with single drainer and mixer tap. Fitted cupboards. Part tiled walls. Rear access door.

Office (former dairy) 3.3m x 3.10m with fitted cupboards.

Understair Cupboard

First Floor

Bedroom 1 4.25m x 4.35m. Double room.

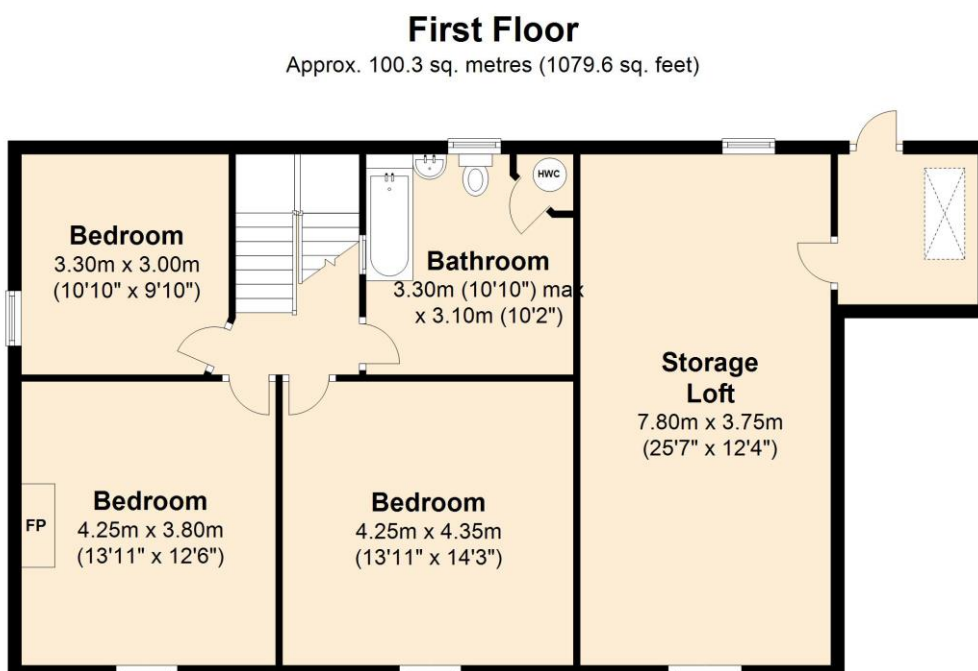
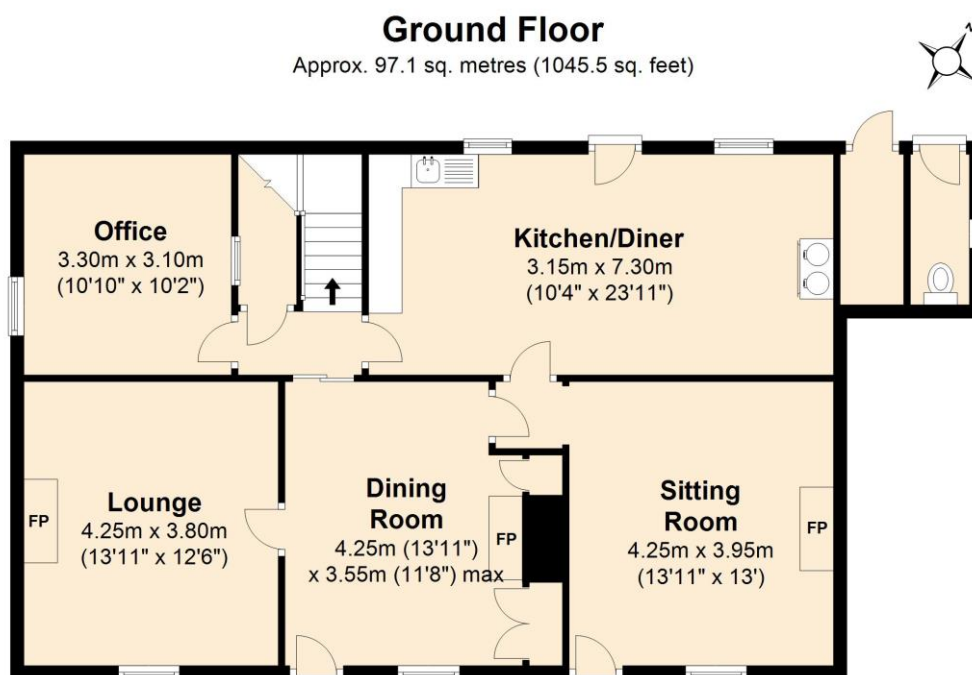
Bedroom 2 4.25m x 3.8m. Double room. Fireplace.

Bedroom 3 3.3m x 3m. Double room.

Bathroom 3.3m x 3.10m with three piece suite together with airing cupboard fitted with hot water cylinder and electric immersion heater.

Storage Loft (former hired lads room) 7.8m x 3.75m. This room is located above the kitchen/sitting room but can only be accessed via a ladder from the outside elevation of the property.

Floor Plan



Total area: approx. 197.4 sq. metres (2125.1 sq. feet)

Services

The property has mains water, mains electricity and drainage is to septic tank.

Council Tax

We understand that Allerdale Borough Council has scheduled the farmhouse as lying within Band D. The amount payable for the 2018/2019 period is £1789.92.

Outside

To the front elevation of the farmhouse is a lawned area together with a small garden shed of stone construction under a slate roof. Forming the fabric of the house are two outside sheds, one is used as a coal shed with the other housing an outside WC.

The Farm Buildings

The farm buildings are predominantly traditional construction with some semi-modern constructed buildings. They are situated immediately adjacent to the farmhouse with some of them adjoining it. Please refer to building layout plan for further information. They can be described as follows:-

1. Two Storey Traditional Building attached to the farmhouse on the north eastern gable of sandstone construction under a slate roof consisting of:-

- a) **Former Eight Stall Cattle Byre.** Lofted.
- b) **Five Stall Cattle Byre and Two Calf Hulls.** Lofted.

2. L-Shaped Two Storey Sandstone Constructed Range under a slate roof consisting of:-

- a) **Five Stall Milking Byre.** Lofted.
- b) **General Purpose Store.** Lofted.
- c) **Two Stall Cattle Byre.** Lofted.
- d) **Six Stall Cattle Byre.** Lofted.
- e) **Cattle Loose Box.** Lofted.
- f) **Further Cattle Loose Box.** Lofted.
- g) **Four Stall Cattle Byre.** Lofted.

3. Two Adjoining Lean-to Buildings of concrete block construction under box profile steel sheeted roofs used as sheep sheds.

4. Single Storey Sandstone Constructed Traditional Building under a slate roof consisting of four adjoining loose boxes.

5. Further Traditional Barn attached to the farmhouse consisting of:-

- a) **Three Horse Stables.** Lofted.
- b) **Grain Storage/Drying Barn** complete with three Simplex silo bins. Part lofted.
- c) **Garage.** Lofted.

6. Lean-to Former Engine House of brick construction under a slate roof.

7. Lean-to Wash House complete with hot and cold running water.

8. Brick Built Former Bulk Tank Room under asbestos cement roof now used for general storage.

9. Milking Byre for 24 of brick construction under asbestos cement roof.

10. Seven Bay Main Dutch Barn with concrete floor. Clad on three sides.

11. Wooden Framed Implement Shed with corrugated steel sheeted roof.

12. Further Wooden Framed Implement Shed with corrugated steel sheet roofing and cladding.

13. Tubular Steel Sheep Handling Pens



Please note that the above numbers relate to the building plan within these particulars.

Farm Land

Lot 1 to include the farmyard, stackyard and land extends in total to approximately 73.58 acres (29.78ha) or thereabouts. All of the agricultural land is currently sown down to grass and benefits from a metered mains water supply. The majority of Lot 1 is ring fenced with the exception of field 4460 and adjoining stack yard which are located immediately adjacent to the farmyard on the opposite side of the road leading from Westnewton towards New Cowper.



Lot 2 consists of three field enclosures lying to the south of Lot 1. In total Lot 2 extends to 8.28 acres (3.35ha) or thereabouts. Field 7960 does not have a water supply. Field 7632 and 8135 benefit from a mains water supply.

Lot 3 extends to 8.03 acres (3.25ha) or thereabouts and lies to the north of Lot 1. The lot has roadside frontage along its northern boundary and is watered from the beck running along its southern boundary.

Lot 4 consists of three field enclosures lying to the west of Lot 1. The lot has roadside frontage along its eastern boundary and benefits from a mains water supply. Lot 4 extends to 16.71 acres (6.76ha) or thereabouts.

Lot 5 is a single field enclosure extending to 0.94 acres (0.38ha). The field has roadside frontage along its southern boundary and may be suitable for equestrian use.

General Remarks

Tenure

Field 2822 on Lot 3 and 1099 on Lot 4 have Possessory Title. These can be upgraded to Absolute on the 11th April, 2019. This is due to the fact that the original Title Deeds for the two fields were lost. The fields were therefore registered 11 years ago. The remaining parts of the property benefit from freehold tenure. All of the property benefits from vacant possession.

Sporting and Mineral Rights

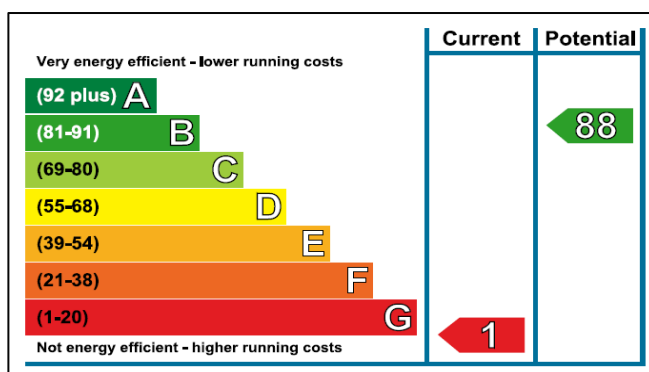
Sporting and Mineral Rights are included in so far as they are owned on all of the property apart from part of field number 7632 and all of field 8135 on Lot 2.

Vacant Possession and Completion

Vacant possession to all of the property will be given immediately on completion which is scheduled to occur on Tuesday 17th July, 2018.

Energy Performance Certificate (EPC)

An extract from the EPC showing the current and potential Energy Efficiency Rating is shown below. Full copies of the EPC can be obtained from the Sole Agents (by prior appointment only).



Basic Payment Scheme

All of the agricultural land will be used by the vendors to claim Basic Payments for the 2018 scheme year. The purchaser(s) will be bound to abide by the rules of Cross Compliance so that penalties are not imposed by the RPA. Entitlements for the 2019 scheme year onwards will be transferred to the purchaser(s) of each lot if they so desire. All transfers are to be undertaken by Hopes Auction Company Limited and will be charged at a rate of £200 plus VAT per transfer which is to be paid for by the purchaser(s).

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.

Ingoings

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

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 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

	Field Number	Hectares	Acres
Lot 1			
	Farmyard	0.24 (est)	0.59 (est)
	6958	1.51	3.73
	5770	2.03	5.02
	7179	2.36	5.83
	4682	3.01	7.44
	6090	2.94	7.26
	7999	4.51	11.14
	9304	2.40	5.93
	3302	3.42	8.45
	4603	2.33	5.76
	5207	1.68	4.15
	2208	0.61	1.51
	4460	2.61	6.45
	Stackyard	0.13 (est)	0.32 (est)
	TOTAL	29.78	73.58
Lot 2			
	7960	0.68	1.68
	8135	0.93	2.30
	7632	1.74	4.30
	TOTAL	3.35	8.28
Lot 3			
	1313	1.04	2.57
	2018	1.57	3.88
	2822	0.64	1.58
	TOTAL	3.25	8.03
Lot 4			
	3572	1.97	4.87
	2389	3.26	8.06
	1091	1.53	3.78
	TOTAL	6.76	16.71
Lot 5			
	1730	0.38	0.94
	TOTAL	0.38	0.94
	GRAND TOTAL	43.52	107.54

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 Public Auction without notice.

Particulars prepared April 2018

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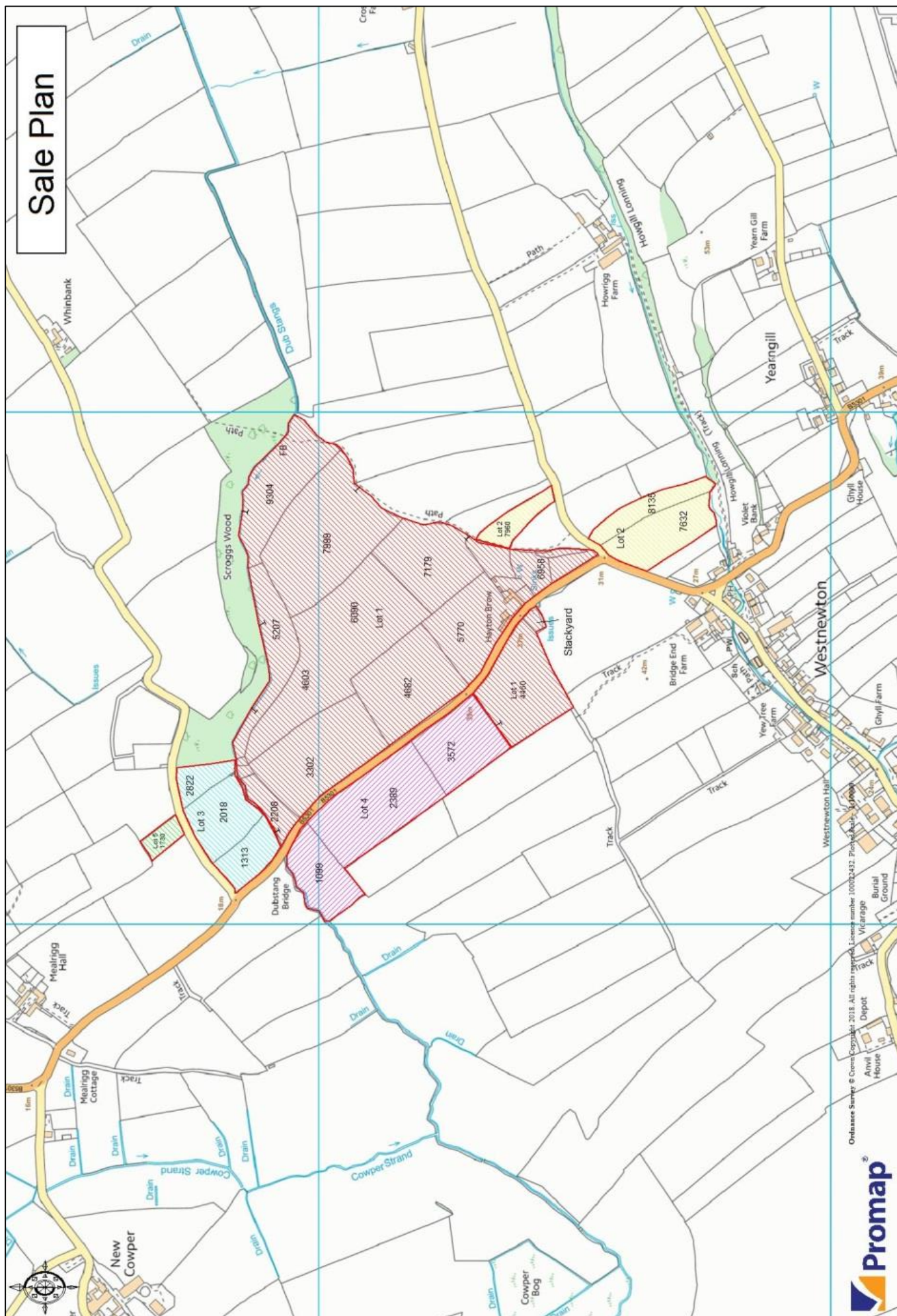
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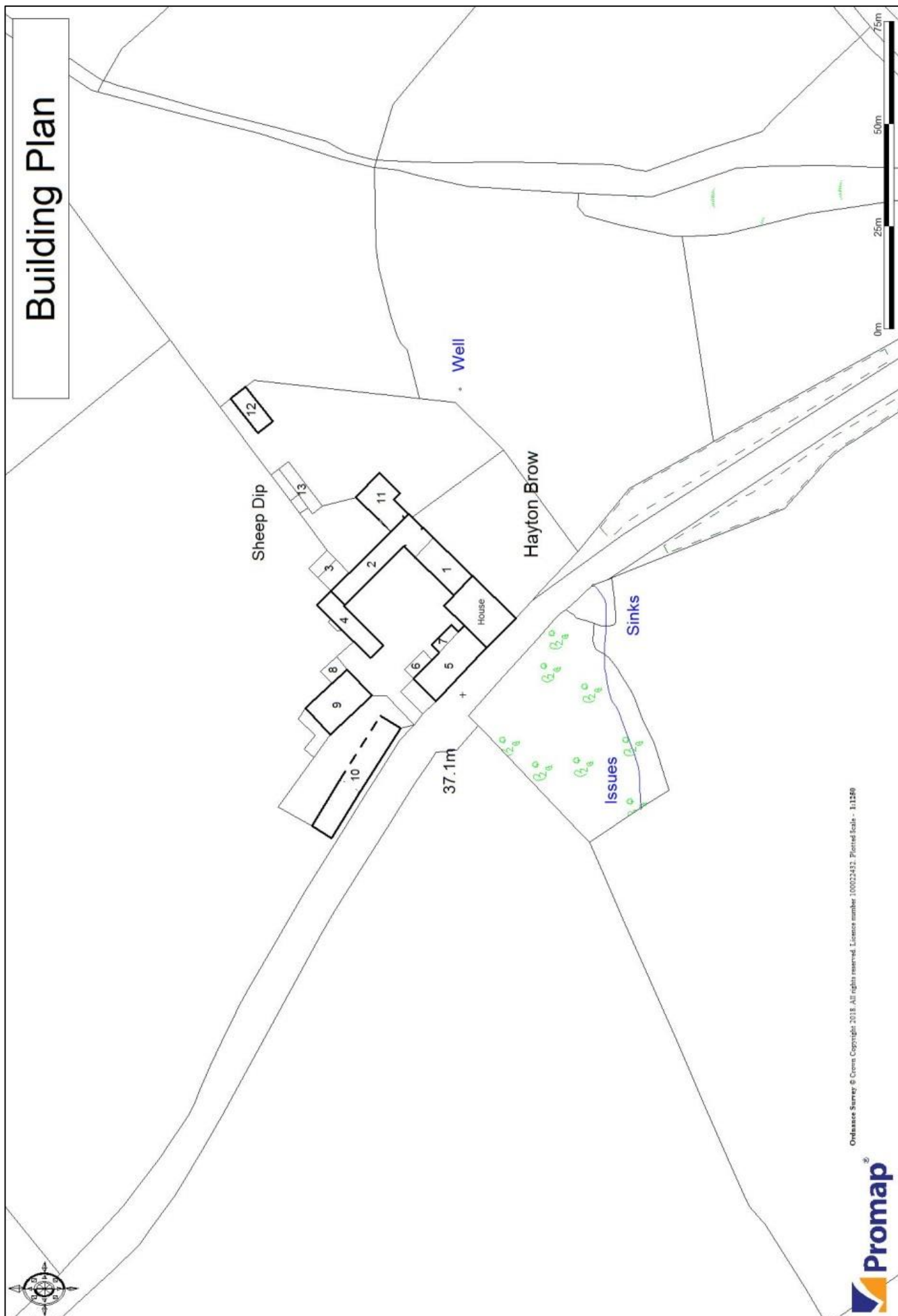
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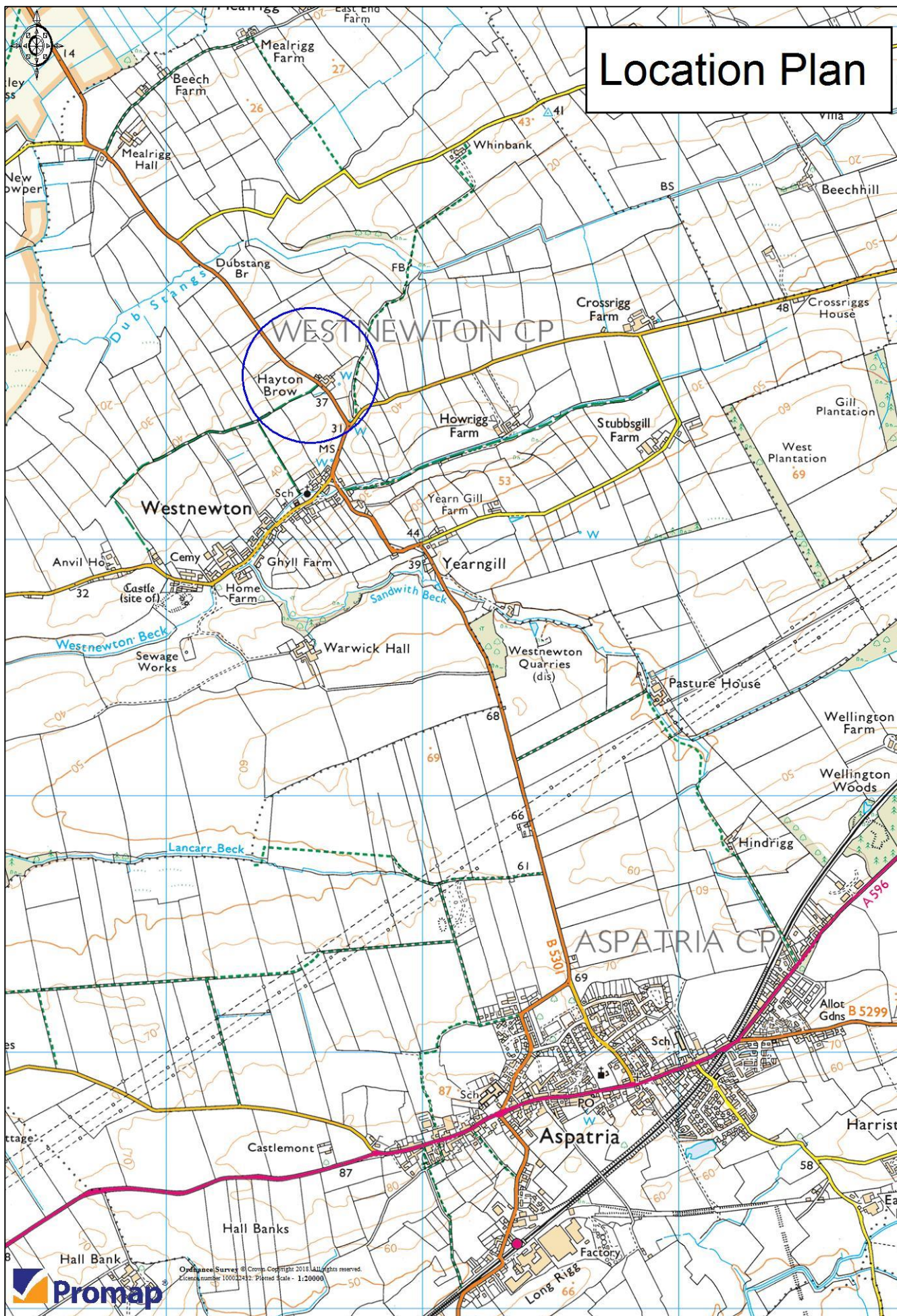
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Sale Plan



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Photo's

