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**LAND AGENTS**

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**Ref: B88**

**Preliminary Particulars**

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

Tel: (016973) 44901 ~ Email: [landagent@hopesauction.co.uk](mailto:landagent@hopesauction.co.uk)

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**Particulars of Sale of**

**LAND NEAR STREET HEAD,  
HESKET NEWMARKET, WIGTON,  
CUMBRIA, CA7 8JZ**



**Field No: 8542**

**Two parcels of land extending in total to 29.07 acres (11.77ha) or thereabouts.**

**Lot 1 – 8.84 acres (3.58ha) ~ Lot 2 – 20.23 acres (8.19ha)**

**FOR SALE BY PRIVATE TREATY IN 2 LOTS OR AS A WHOLE**

**Sole Agents:**

Hope's Auction Company Limited

Syke Road

Wigton

Cumbria

CA7 9NS

Tel: 016973 44901

Email: [landagent@hopesauction.co.uk](mailto:landagent@hopesauction.co.uk)

**Solicitors:**

Arnison Heelis Solicitors

1 St Andrews Place

Penrith

Cumbria

CA11 7AW

Tel: 01768 862007

Email: [law@arnisonheelis.co.uk](mailto:law@arnisonheelis.co.uk)



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### **Introduction/Location**

Both parcels of land are situated to the western outskirts of the village of Hesket Newmarket as shown on the attached sale/location plan.

### **Viewing.**

Prospective purchasers of the land may view on foot only at any reasonable daylight hour whilst in possession of a copy of the sales particulars.

### **Method of Sale**

The property will be offered for sale by Private Treaty in 2 lots or as a whole. Offers are to be made in writing to the Sole Agents. The Vendors reserve the right to sell the property without setting a closing date and any potential purchasers are therefore advised to register their interest with the Sole Agents. The Vendors reserve the right to exclude any of the property shown or generally amend the sales particulars.

### **General Description**

**Lot 1** consists of two adjoining field enclosures both sown down to permanent pasture extending in total to 8.84 acres (3.58ha) or thereabouts. The lot has roadside frontage along its northern boundary on the road leading from Hesket Newmarket towards The Wath and Fellside. The property has a shared mains water supply. The land is in good heart and is fenced for cattle and sheep. The vendors solicitors have confirmed that field 7639 is subject to a right of way at all times for all purposes with or without vehicles and cattle over a path approximately 15 feet wide along the western edge of field 7639 giving access from the road to the field to the south.

**Lot 2** consists of four adjoining fields consisting of permanent pasture extending in total to 20.23 acres (8.19ha) or thereabouts. The lot is watered by a shared mains water supply and has roadside frontage along part of its southern boundary on to the road leading from Hesket Newmarket to The Wath/Fellside and also along part of its eastern boundary on the road leading from Hesket Newmarket to Caldbeck. The land is in good heart and is fenced for cattle and sheep. We understand that Lot 2 has Common Rights attached to it. A preliminary apportionment has been prepared and according to information received there are rights for approximately 58 ewes and 22 hogs on Caldbeck Common. The apportionment will be subject to final clarification by Cumbria County Council and the above numbers are stated on a provisional basis only. At the time of preparation of these particulars further information has been requested from the Caldbeck Commoners Association. Anyone requiring further information should contact the Sole Agents who will pass on further details when the information is received.

### **General Remarks**

#### **Tenure**

We understand that the title of the property 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 four 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 four weeks of exchange of contracts.



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## Basic Payment Scheme

Both parcels of land are registered for the Basic Payment Scheme but for the avoidance of doubt the Entitlements are specifically excluded from the sale. These may be available for purchase by separate negotiation.

## Sporting and Mineral Rights

These are included in the sale in so far only as the seller has title to them (if any). Please contact the Vendors Solicitors if any further information is required.

## 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, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) 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 the property.

## 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 the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

## SCHEDULE OF FIELDS

	<b>Field Number</b>	<b>Hectares</b>	<b>Acres</b>
<b>Lot 1</b>	7639	1.45	3.58
	8542	2.13	5.26
	<b>TOTAL</b>	<b>3.58</b>	<b>8.84</b>
<b>Lot 2</b>	5261	2.19	5.41
	5654	0.62	1.53
	6265/7372	2.79	6.89
	7361	2.59	6.40
	<b>TOTAL</b>	<b>8.19</b>	<b>20.23</b>
	<b>GRAND TOTAL</b>	<b>11.77</b>	<b>29.07</b>



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**Field 7361**



**Field 6265/7372**



**Field 8542**

## *NOTES*

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### **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 without notice.

Particulars Prepared January 2019.