



HOPE'S
LAND AGENTS

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Ref: B26

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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Particulars of Sale of

**LAND NEAR KELSICK,
ABBEYTOWN, WIGTON,
CUMBRIA**

Two parcels of land extending in total to 14.38 acres (5.82ha) or thereabouts.

Lot 1 - 11.71 acres (4.74ha) ~ Lot 2 - 2.67 acres (1.08ha)

FOR SALE BY PRIVATE TREATY IN 2 SEPARATE LOTS

Sole Agents:

Hope's Auction Company Limited
Syke Road
Wigton
Cumbria
CA7 9NS
Tel: 016973 44901
Email: landagent@hopesauction.co.uk

Solicitors:

Atkinson Ritson Solicitors
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Introduction/Location

Both parcels of land are situated in open countryside as shown on the attached sale plan/location plan. Lot 1 is situated to the south east of Kelsick adjacent to the road leading from Kelsick to Dundraw on its northern flank and adjacent to the road leading from Kelsick to Moor Row on its western flank. Lot 2 is situated on the western outskirts of Kelsick near to the B5302 approximately midway between the Wheyrigg Hotel and Abbeytown.

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 separate lots. 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 part of the property shown or generally amend the sales particulars.

General Description

Lot 1 consists of a single field enclosure extending to approximately 11.71 acres (4.74ha) or thereabouts. It has roadside frontage along its northern and western boundaries and is currently sown down to grass. Currently lot 1 has a mains water supply from a neighbouring property. However, there is no formal agreement in place and therefore the current owner of the water supply may disconnect it at some point. Therefore, the purchaser will need to make their own arrangements for the water supply in the future.

Lot 2 consists of a single field of 2.67 acres (1.08ha) or thereabouts currently sown down to grass lying on the western outskirts of Kelsick. The lot has a mains water supply and is sown down to grass and maybe suitable for use as a pony paddock or hobby farming.

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.

Basic Payment Scheme

Both parcels of land are registered for the Basic Payment Scheme and Entitlements for the land will be transferred to the purchaser by Hopes Auction Co Ltd for a charge of £150 plus VAT for each transfer. Please be advised that RPA rules stipulate that a minimum size for a holding to claim BPS is 5 hectares. Therefore, if the purchaser(s) does not have any other land available to claim under the Basic Payment Scheme they will not be able to claim under the scheme and therefore Entitlements for land will not be transferred.



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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

| | Field Number | Hectares | Acres |
|--------------|---------------------|-----------------|--------------|
| Lot 1 | 4297/5501 | 4.74 | 11.71 |
| Lot 2 | 0166 | 1.08 | 2.67 |
| | GRAND TOTAL | 5.82 | 14.38 |

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 March 2019.



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