



HOPE'S
LAND AGENTS

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Ref: H6

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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

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By Direction of the Owner Occupiers

Particulars of Sale of

**LAND KNOWN AS FIDDLERS PARK,
STANDINGSTONE, WIGTON,
CUMBRIA**

**A single field enclosure of land extending to 16.36 acres (6.62ha) or thereabouts.
Good quality grazing land with roadside access and mains water.**

**FOR SALE BY PUBLIC AUCTION AS A WHOLE
ON TUESDAY 14TH MAY, 2019 AT 1PM WITHIN HOPES AUCITON MART**

Sole Agents:

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

Solicitors:

Beaty & Co Solicitors
1 Victoria Place
Wigton
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Tel: 016973 42121
Email: info@beatysolicitors.co.uk



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General Description

The 16.36 acres (6.62ha) lies in a single field enclosure with roadside frontage. The field is currently sown down to permanent pasture and has the benefit of a mains water supply.

Location

Please refer to the sale plan forming part of these particulars.

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 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 understand that the title of the property is freehold.

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 Tuesday 25th June, 2019. Completion can occur prior to this date if so desired.

Basic Payment Scheme

The land is registered for Basic Payment Scheme purposes and by the time of the auction will have had Entitlements activated against it for the 2019 scheme year. The vendors will therefore retain basic Payments received for the 2019 scheme year. Thereafter Entitlements for 2020 onwards will be transferred to the purchaser of the field on a permanent basis. The Entitlement transfer is to be undertaken by Hopes Auction Co Ltd at a charge of £125 plus VAT.

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 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.



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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.

Overage Clause

The Sellers will include within the transfer to the Buyer an overage clause, so that in the event of non-agricultural development the Sellers will be due a 50% share in the uplift in value as a result of such development for a period of 25 years from completion.

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.

IMPORTANT NOTICE

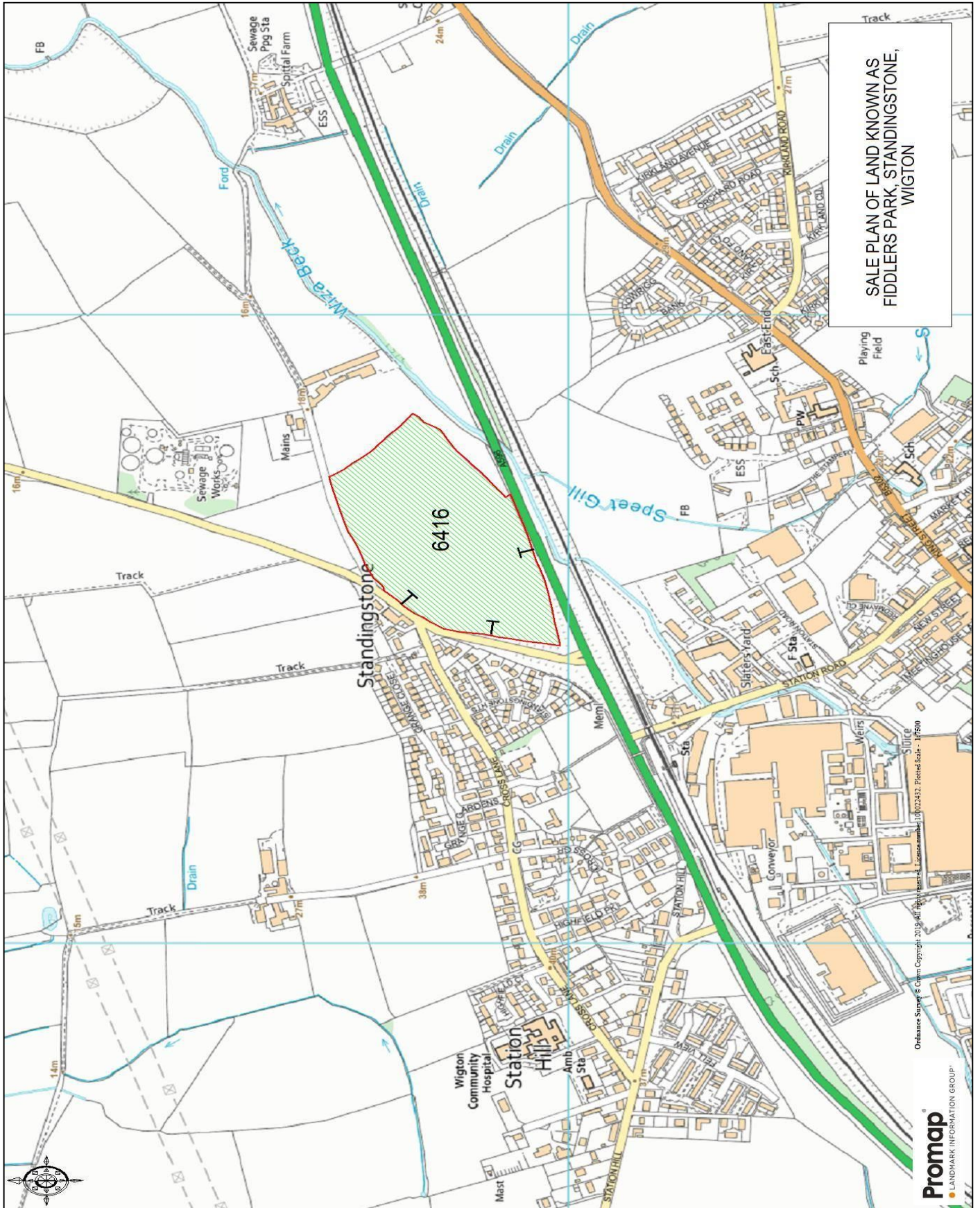
These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an 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 April 2019.



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SALE PLAN OF LAND KNOWN AS
FIDLERS PARK, STANDINGSTONE,
WIGTON