



HOPE'S
LAND AGENTS

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Ref: H162

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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

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Particulars of Sale of

LAND BETWEEN COLBY AND KINGS MEABURN, APPLEBY, CUMBRIA



Field 0251 Looking North

Three field enclosures extending in total to 36.67 acres (14.84ha) or thereabouts.

FOR SALE BY PRIVATE TREATY AS A WHOLE

Sole Agents:

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

Solicitors:

Kilvington Solicitors
Westmorland House
Market Square
Kirkby Stephen
Cumbria
CA17 4QT
Tel: 017683 71495
Email: info@kilvingtonsolicitors.co.uk



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Introduction/Location

The block of land is situated in open countryside as shown on the attached sale plan/location plan. The land has roadside frontage along its northern boundary on to the road that leads from Kings Meaburn through to Colby.

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 a single lot. 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

As mentioned above the land lies in a single block of three adjoining fields. All the land is currently sown down to permanent pasture with roadside frontage along the northern boundary. Situated within the north western corner adjacent to the road is a set of livestock loading/handling pens of predominantly timber framed construction. Please take note that currently the land is watered from a shared mains water supply from a neighbouring property. However, this mains water supply will be disconnected prior to completion of sale. Thereafter the only source of water to the property will be by runner which is situated within field number 0038pt.

Retained Right of Way

The vendors will reserve a full and free right of access on foot or with or without appropriate machinery over and along the access route marked A-B on the sale plan for all purposes connected with the Vendors use and enjoyment of their retained land. This Right of Way is to be granted on the understanding that as little damage as is reasonably practical is caused when it is used and if any damage is caused it will be reinstated to the reasonable satisfaction of the new owner.

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

The land is registered for Basic Payment Scheme purposes and by the time of completion of the sale 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.



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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
0251	9.47	23.40
8166 pt	0.02	0.05
0038 pt	5.35	13.22
GRAND TOTAL	14.84	36.67

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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