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Ref: P10

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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Particulars of Sale of

LAND NEAR BOWNESS ON SOLWAY, WIGTON, CUMBRIA



Field Number 6507

**Lot 1 - 32.10 acres (12.99ha) ~ Lot 2 - 43.77 acres (17.71ha)
Lot 3 - 14.09 acres (5.70ha) ~ Lot 4 - 3.43 acres (1.39ha)**

**FOR SALE BY PRIVATE TREATY IN 4 SEPARATE LOTS,
ANY COMBINATION OF LOTS OR AS A WHOLE**

Sole Agents:

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Introduction/Location

The Land is situated in close proximity to the village of Bowness on Solway as shown on the attached sale 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 4 separate lots, any combination of 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 part of the property shown or generally amend the sales particulars.

General Description

Lot 1 consists of one enclosure of saltmarsh extending to 26.29 acres (10.64ha) or thereabouts together with a single field enclosure of 5.81 acres (2.35ha). The lot has roadside frontage and may be of interest to a purchaser wishing to purchase a parcel of land which is suitable for Nature Conservation purposes. The vendors would consider offering the field enclosure and the marsh separately if so desired.

Lot 2 extends to approximately 43.77 acres (17.71ha) or thereabouts. The lot has a mains water supply and can be accessed from the north into field 6507 from the road leading from Port Carlisle to Bowness on Solway. The lot can also be accessed via Acremire Lane which runs adjacent to the church in Bowness on Solway. The land is all sown down to permanent pasture. Field 6507 is to be sold subject to an overage clause (please see separate paragraph for further details). Also included within this lot are two adjoining buildings which can be described as follows:-

4 Bay Steel Framed Hay/Machinery Shed. Part clad with corrugated steel sheeting, part brick walls, corrugated steel sheeted roof and earth/stone floor.

4 Bay Lean-to Storage Shed of wooden frame construction under asbestos cement roof.

Please note: The contents of the sheds are not included in the sale.

Lot 3 consists of three field enclosures extending to 14.09 acres (5.7ha) or thereabouts. The lot is accessed via Acremire Lane as shown on the attached sales plan. Each field is currently sown down to permanent grassland.

Lot 4 is a single field enclosure extending to 3.43 acres (1.39ha). It has roadside frontage along its north eastern boundary on to the road leading from Bowness on Solway to Kirkbride. It has mains water and is sown down to grass and may be suitable for equestrian usage.

General Remarks

Tenure

We understand that the title of the property is freehold.



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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

All lots are registered for the Basic Payment Scheme and Entitlements for the land will be transferred to the purchaser for the 2020 BPS year onwards 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 of Lot 4 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. For the avoidance of doubt the land has been used to claim Basic Payments for the 2019 scheme year which will be retained by the Vendors.

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.

Overage Clause Effecting Field 6507 on Lot 2

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 25% share in the uplift in value as a result of such development for a period of 20 years from completion.

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	6747	10.64	26.29
	5133	2.35	5.81
	TOTAL	12.99	32.10
Lot 2	6507	6.48	16.01
	6292	6.18	15.27
	4706	1.88	4.65
	4289	1.16	2.87
	3394	1.16	2.87
	2005	0.85	2.10
	TOTAL	17.71	43.77
Lot 3	7626	0.57	1.41
	8416	3.27	8.08
	0507	1.86	4.60
	TOTAL	5.70	14.09
Lot 4	6212	1.39	3.43
	GRAND TOTAL	37.79	93.39

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 May 2019.