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**Ref: P10**

**Preliminary Particulars**

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

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**Particulars of Sale of**

## **LAND NEAR OULTON, WIGTON, CUMBRIA**

**Three field enclosures offered for sale in two separate Lots.**

**Lot 1 - 23.62 acres (9.56ha) or thereabouts.**

**Lot 2 - 9.32 acres (3.77ha) or thereabouts.**

**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](mailto:landagent@hopesauction.co.uk)

**Solicitors:**

Beaty & Co Solicitors

1 Victoria Place

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CA7 9PJ

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### **Introduction/Location**

The land near Oulton is situated in open countryside due west of the village as shown on the attached location/sale plan. Lot 1 has roadside frontage along its southern boundary with Lot 2 having access via a shared occupation lane.

### **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 two adjoining field enclosures extending to 23.62 acres (9.56ha) or thereabouts. The lot has roadside frontage along its south boundary on to the road leading from the Bird in Hand at Oulton to Lessonhall. Field number 4017 has a mains water supply trough fitted. Both fields are currently sown down to permanent pasture.

**Lot 2** consists of a single field enclosure extending to 9.32 acres (3.77ha) or thereabouts. It is accessed via a shared occupation lane and benefits from a mains water supply. The field is currently sown down to permanent pasture.

### **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 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 2 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.



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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.

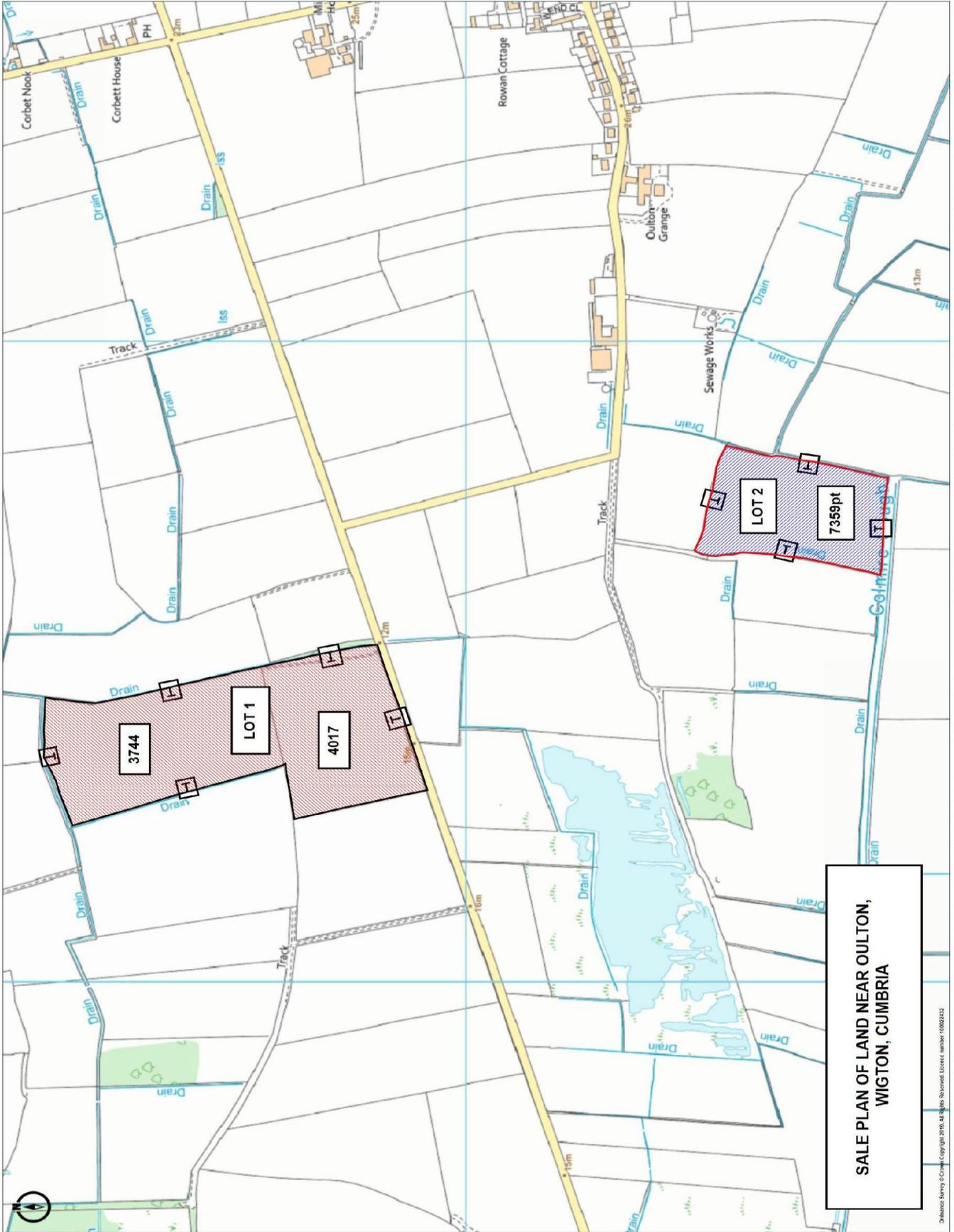
## **SCHEDULE OF FIELDS**

	<b>Field Number</b>	<b>Hectares</b>	<b>Acres</b>
<b>Lot 1</b>	<b>4017</b>	<b>4.21</b>	<b>10.40</b>
	<b>3744</b>	<b>5.35</b>	<b>13.22</b>
	<b>TOTAL</b>	<b>9.56</b>	<b>23.62</b>
<b>Lot 2</b>	<b>7359 pt</b>	<b>3.77 (est)</b>	<b>9.32 (est)</b>
	<b>GRAND TOTAL</b>	<b>13.33</b>	<b>32.94</b>

## **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.



**SALE PLAN OF LAND NEAR OULTON,  
WIGTON, CUMBRIA**

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