



HOPE'S
LAND AGENTS

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Ref: B149

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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

**LAND AT GHYLL FOOT,
HESKET NEWMARKET,
WIGTON, CUMBRIA**



A block of bare permanent pasture grazing land extending to 7.80 acres (3.16ha), with roadside access and useful loading pens

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:

Cartmell Shepherd
Montgomery Way
Rosehill
Carlisle
Cumbria
CA1 2RW
Tel: 01228 514077



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Introduction/Location

The land is located close to the village of Heskett Newmarket on Pasture Lane lying between Howbeck and Haltcliffe 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 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

The property comprises of a single field enclosure of good quality grazing land. The property benefits from roadside access with a good set of stock handling pens located around the field entrance. A small stream passes through the holding providing a natural water supply which is spring fed.

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 holding has been registered for the Basic Payment Scheme. However, the Basic Payment Entitlements are not included within the sale. For the avoidance of doubt the land has been used to claim Basic Payment for the 2019 scheme 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.



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Ingoings

There are to be no ingoing claim 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
NY3437-6576	3.16	7.80
TOTAL	3.16	7.80



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 June 2019.



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