



HOPE'S
LAND AGENTS

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Ref: B150

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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Particulars of Sale of

**LAND AT OUGHTERSIDE,
PROSPECT, WIGTON, CUMBRIA**



**A block of bare permanent pasture grazing land extending to 5.53 acres (2.23ha),
with roadside access via a stone access track.**

**FOR SALE BY PUBLIC AUCTION AS A WHOLE ON
TUESDAY 20th AUGUST, 2019 AT 1PM WITHIN HOPES AUCTION MART**

Sole Agents:

Hope's Auction Company Limited
Syke Road
Wigton
Cumbria
CA7 9NS
Tel: 016973 44901
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Solicitors:

Atkinson Ritson Solicitors
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General Description

The property comprises of a single field enclosure of good quality grazing land. A stone access track runs from the public highway to the land which is owned and forms part of the property. The property benefits from a mains water supply feeding a trough located upon the land.

Introduction/Location

The land is located close to the village of Oughterside on the road running between Oughterside and Gilcrux 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 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 1st October, 2019. Completion can occur prior to this date if so desired.

Basic Payment Scheme

The holding is not currently registered for Basic Payments Scheme. The holding is currently below the minimum 5 hectare claim and therefore the holding does not currently qualify for Basic Farm Payments.

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.

We are therefore forced by law to ensure that potential purchasers are registered with ourselves at least 5 days prior to the auction. Please note that no one will be able to bid for the land at the auction unless they are registered with ourselves at least 5 days prior to the auction. Please contact the Land Agency office for further information and also refer to the covering letter attached to these particulars for further details.

SCHEDULE OF FIELDS

Field Number	Hectares	Acres
NY1240-0431	2.23	5.53
TOTAL	2.23	5.53

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 July 2019.



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