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**Ref: D27**

**Preliminary Particulars**

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

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**Particulars of Sale of**

## **LAND AT BIGLANDS WIGTON, CUMBRIA**



**A PRODUCTIVE BLOCK OF PERMANENT PASTURE, MOWING AND GRAZING LAND  
EXTENDING TO APPROXIMATELY 17.9 ACRES (7.25HA) LYING IN TWO ENCLOSURES**

**FOR SALE BY PUBLIC AUCTION AS A WHOLE ON  
TUESDAY 24<sup>TH</sup> MARCH, 2020 AT 1PM WITHIN HOPES AUCTION MART**

**Sole Agents:**

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### **Introduction/Location**

The land lies in the hamlet of Biglands near Wigton, the land is accessed from the centre of the village via a shared stoned access lane.

### **General Description**

A productive block of permanent pasture, mowing and grazing land extending to 17.91 acres (7.25ha). The land lies in two enclosures divided by the River Wampool with a large bridge providing access between the enclosures over the River Wampool.

The property is accessed via a short length of stoned access lane leading from the public highway and benefits from a mains water trough. A public footpath crosses the holding.

### **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 28<sup>th</sup> April, 2020. Completion can occur prior to this date if so desired.

#### **Basic Payment Scheme**

The land is 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 £250 plus VAT for each transfer.

The holding lies in the Non SDA Area and has a BPS Eligible area of 7.23 hectares which will be transferred to the successful purchasers as detailed above.

Completion will require to have taken place by the 15<sup>th</sup> May, 2020 to allow for the transfer to take place. In the event that the land is not competed on the 15<sup>th</sup> May the Vendors will make the Basic Payment Claim and retain the payments for the 2020 year in full.



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### **Environmental Schemes**

The land is not currently managed within any Environmental Schemes.

### **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 liabilities for the boundaries are unknown and therefore no "T" marks are shown on the sale plan.

### **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 THE FIELD**

<b>Field Number</b>	<b>Hectares</b>	<b>Acres</b>
<b>NY2552-0178</b>	<b>4.95</b>	<b>12.23</b>
<b>NY2552-3168</b>	<b>2.30</b>	<b>5.68</b>
<b>TOTAL</b>	<b>7.25</b>	<b>17.91</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.



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