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**Ref: H169**

**Preliminary Particulars**

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

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**Particulars of Sale of**

## **LAND NEAR PLUMPTON, PENRITH, CUMBRIA**



**An Exceptional Block of Arable Land  
with Roadside Access to the A6 Trunk Road Extending to 37.49 acres (15.17ha)**

**FOR SALE BY PUBLIC AUCTION AS A WHOLE ON  
WEDNESDAY 8<sup>th</sup> APRIL, 2020 AT 2PM WITHIN STONEYBECK INN, PENRITH**

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### **Introduction/Location**

The land lies close to the village of Plumpton on the A6 trunk road between Penrith and Carlisle as shown on the attached sale plan.

### **General Description**

The property comprises of two excellent field enclosures of arable land lying in a ring fenced block extending to 37.49 acres (15.17ha).

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

#### **Early Entry**

The land is currently laid to maize stubble. Should the successful purchaser, following the exchange of contracts and payment of the 10% deposit, entry will be permitted to the land to sow an arable crop for the 2020 season. This will be entirely at the risk of the purchaser and should for any reason the sale not complete any crop sown will revert to the vendor.

#### **Basic Payment Scheme**

The property has been registered for the Basic Payment Scheme and is eligible to be claimed. There are no Basic Payment Scheme Entitlements included within the sale of the property.

### **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 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**

<b>Field Number</b>	<b>Hectares</b>	<b>Acres</b>
<b>NY5036-0741</b>	<b>4.40</b>	<b>10.88</b>
<b>NY5036-2945</b>	<b>10.77</b>	<b>26.61</b>
<b>TOTAL</b>	<b>15.17</b>	<b>37.49</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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