



HOPE'S
LAND AGENTS

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Ref: M97

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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Particulars of Sale of

LAND AT HOUGHTON, CARLISLE, CUMBRIA



**AN EXCELLENT RING FENCED BLOCK OF PERMANENT PASTURE, MOWING AND GRAZING LAND
EXTENDING TO APPROXIMATELY 46.01 ACRES (18.62HA) LYING CLOSE
TO THE VILLAGE OF HOUGHTON. THE LAND MAYBE SUITABLE FOR A VARIETY OF USES.**

FOR SALE BY PRIVATE TREATY

Sole Agents:

Hope's Auction Company Limited
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Solicitors:

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Introduction/Location

The land lies to the west of the village of Houghton in north Cumbria with access gained to the property through both Orchard Lane and Houghton Road north.

General Description

The land forms a ring fenced block of permanent pasture mowing and grazing land. The internal boundaries are in a poor condition and as such the land has traditionally been farmed as one block.

The property benefits from a mains water supply with several troughs located on the property.

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 one lot. 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 Agent. The Vendors reserve the right amend the sales particulars.

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 field is registered for the Basic Payment Scheme and Entitlements for the land will be transferred to the purchase(s) for the 2021 BPS year onwards by Hopes Auction Co Ltd for a charge of £250 plus VAT for each transfer.

The land lies within the Non Less Favoured Area and has a BPS Eligible area of 18.59 hectares which will form the basis of the Entitlements transferred as above.

For the avoidance of doubt the land will be claimed by the Vendor in the 2020 scheme year.

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 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 THE FIELD

Field Number	Hectares	Acres
NY4059-2450	1.9	4.71
NY4059-3073	4.84	11.97
NY4059-3352	1.77	4.37
NY4059-4356	1.98	4.89
NY4059-5461	4.06	10.03
NY4059-6534	2.31	5.71
NY4059-6843	1.73	4.27
NY4059-8038 (Access)	0.02	0.05
TOTAL	18.61	46.01

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.

