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**Ref: J36**

**Preliminary Particulars**

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

Tel: (016973) 44901 ~ Email: [landagent@hopesauction.co.uk](mailto:landagent@hopesauction.co.uk)  
[www.hopesauction.co.uk](http://www.hopesauction.co.uk)

**Particulars of Sale of**

## **LAND NEAR CROSBY-ON-EDEN, CARLISLE CUMBRIA**



**A HARD STANDING COMPOUND EXTENDING TO 0.1041 HA (0.2571 ACRES) WHICH COMPRISES OF A FORMER WATER WORKS, WHICH HAVE NOW BEEN CLEARED, THE SITE OFFERS POTENTIAL FOR A FULL VARIETY OF USES SUBJECT TO PLANNING PERMISSION.**

**FOR SALE BY PRIVATE TREATY**

**OFFERS TO BE RECEIVED BY 12 NOON WEDNESDAY 10<sup>th</sup> JUNE 2020**

**Sole Agents:**

Hope's Auction Company Limited  
Syke Road  
Wigton  
Cumbria  
CA7 9NS  
Tel: 016973 44901  
Email: [landagent@hopesauction.co.uk](mailto:landagent@hopesauction.co.uk)

**Solicitors:**

Houldsworth Solicitors  
Pullman House  
2-4 Duck Street  
Clitheroe  
Lancashire  
BB7 1LP  
Tel: 01200 422152  
Email: [amanda@houldsworthsolicitors.co.uk](mailto:amanda@houldsworthsolicitors.co.uk)

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### **Introduction/Location**

The land lies on the banks of the River Eden in North Cumbria, close to the villages of Crosby-on-Eden and Low Crosby.

### **General Description**

The land comprises of the site of a former water works, which has been cleared and now provides an enclosed hard standing which is suitable for a full range of uses.

### **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 by the closing date for offers of 12 noon on the 10<sup>th</sup> June 2020. The Vendors reserve the right to sell the property before the closing date and any potential purchasers are therefore advised to register their interest with the Sole Agent. The Vendors reserve the right to 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.

### **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.

We have been advised that the land is subject to a development clawback in favour of a previous owner of the property. The clawback runs from the 16th August 2013 for 25 years from that date & requires a payment of 25% of any uplift in value as a result of a planning application granted on the property. Full details can be obtained from the vendors solicitors.

### **Ingoings**

There are to be no ingoing claims affecting the property.



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### **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.

### **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 Revised November 2020



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