



Lot 3

LAND AT BLITTERLEES

SILLOTH, WIGTON, CUMBRIA CA7 4JR



HOPE'S
LAND AGENTS



A HIGHLY PRODUCTIVE BLOCK OF ARABLE LAND, SITUATED ON THE SOLWAY COAST, ON THE EDGE OF THE VILLAGE OF BLITTERLEES, EXTENDING TO 14.96 HECTARES (36.97 ACRES) OR THEREABOUTS. FOR SALE AS A WHOLE, OR IN THREE LOTS, BY PRIVATE TREATY.

LAND AT BLITTERLEES, SILLOTH, WIGTON, CUMBRIA CA7 4JR

Silloth 1.5 miles • Wigton 11.5 miles • Aspatria 8.5 miles
Carlisle 23 miles (all distances are approximate)

The property comprises a productive and highly versatile block of farmland, offered in three lots, suited to arable cultivation and a variety of amenity and other uses, subject to the necessary planning consents. The land is free-draining and is situated on the Solway Plain, an area renowned for its mild climate and good growing conditions.

Land Schedule

Lot Number	Field Number	Description	Hectares	Acres
1	NY1052 7521	Arable	3.37	8.33
2	NY1052 6006	Arable	6.44	15.91
	NY1051 6893	Arable	3.27	8.08
Total Lot 2			9.71	23.99
3	NY1051 4373	Arable	1.88	4.65
Overall Total			14.96	36.97



Description

Lot 1 (edged green on the sale plan)

8.33 acres (3.37 hectares) of excellent quality arable land located behind the main residential area of Blitterlees and is accessed from the B3500 public road over a shared stoned track, shown coloured yellow on the plan.

Lot 2 (edged red on the sale plan)

23.99 acres (9.71 hectares) of excellent quality arable land with frontage and direct access onto the B5300 public road and a further access from the shared stoned track coloured yellow on the plan.

Lot 3 (edged blue on the sale plan)

4.65 acres (1.88 hectares) of excellent quality arable land, with frontage and direct access onto the B5300 public road

The land is all classified as Grade 3 under the Natural England Agricultural Land Classification Map for the North West region. The soils are free-draining sandy loams, typical of coastal flats in the region.

General Information

Rights of Way, Easements & Wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

Local Authority

Allerdale Borough Council, Allerdale House, Workington, Cumbria, CA14 3YJ

Subsidies & Grants

The land is registered with the Rural Payments Agency and the holding lies in the Non SDA Area and has a Basic Payment Scheme (BPS) Eligible area of 14.96 hectares in total.

The BPS Entitlements are currently held by the vendor, who will use their best endeavours to transfer the entitlements to the purchaser(s) of each Lot on completion for the 2021 BPS year onwards, for a charge of £250 plus VAT for each transfer.

There are no environmental stewardship schemes associated with the property.

Sporting Rights

The sporting rights are included in the sale in so far as they are owned.

Minerals

The mineral rights are excluded.

Solicitors

Bendles Solicitors, 1 Victoria Place, Wigton, Cumbria, CA7 9PJ
T: 016973 42121. E: mpw@bendlessolicitors.co.uk

Tenure

The land is sold freehold with vacant possession.

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.

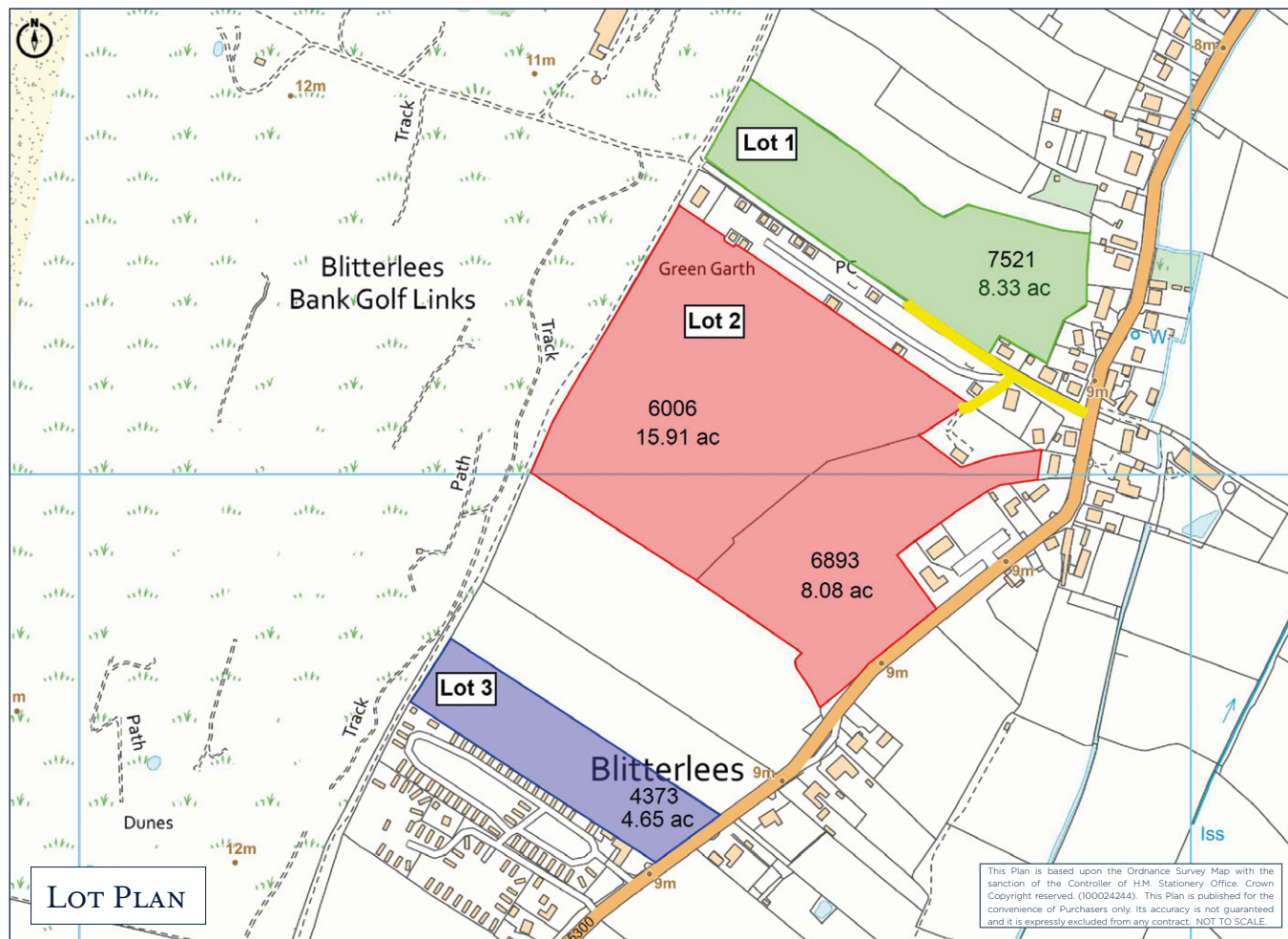
Method of sale

The property is offered for sale as a whole, or in three lots, by private treaty

Post Code

Lots 1 and 2: CA7 4JR
Lot 3: CA7 4JZ

Please be aware sole use of these postcodes will not give accurate guidance to each lot, please use plans included in the brochure to navigate.





Lot 2



Lot 2

Directions

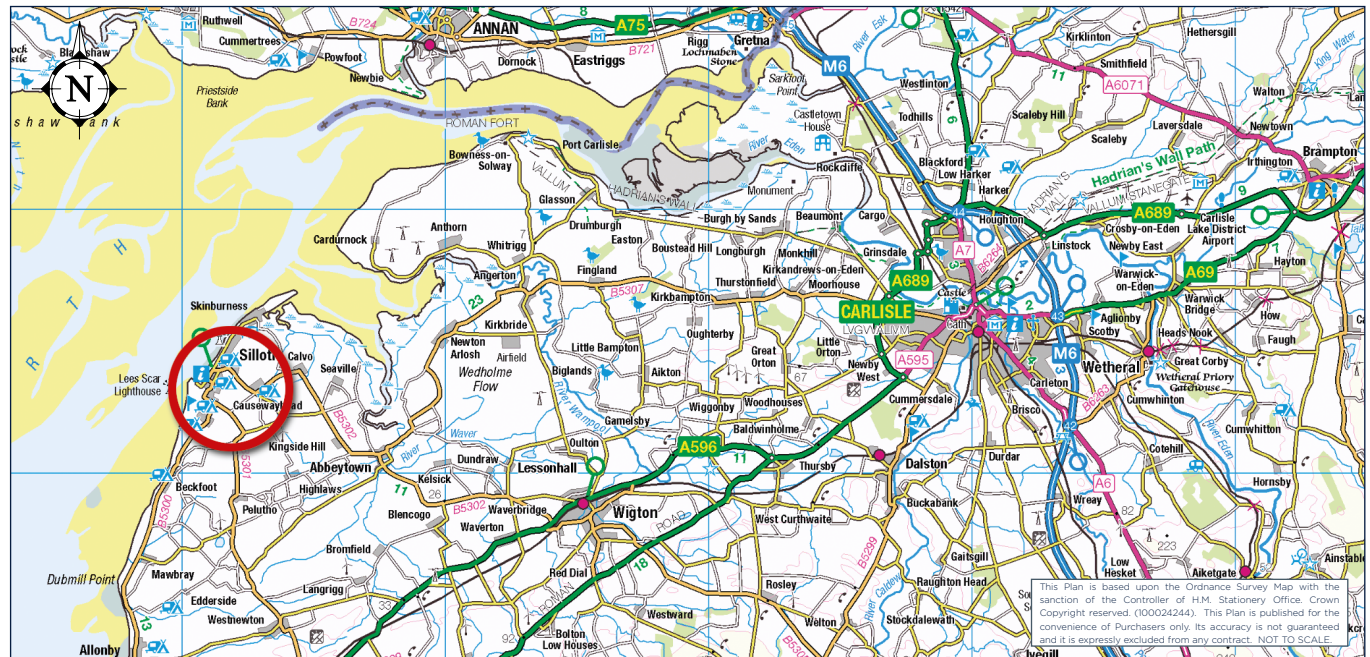
The land is located at Blitterlees, near Silloth. To access the land from the A596, heading south from Wigton, take the right turn signposted Silloth B5302, follow this road for about 9.1 miles west towards Silloth until you reach Causewayhead and take the left turn on the bend sign posted West Causewayhead/ Blitterlees. Follow this road for about 0.8 miles, at the junction turn right onto the B5301 and after 0.4 miles turn left onto the B5300 which is the main road through Blitterlees leading to the land. Lots 2 and 3 have access directly off the B5300. Lot 1 can be accessed via a stoned track, which is a right turn at the telephone box off the B5300 when heading south.

Viewing

The land may be inspected at any reasonable time. Persons inspecting the land should carry a copy of these sales particulars and care should be taken at all times.

Date of Information

Particulars prepared – February 2021
Photographs taken – January 2021



Savills Carlisle

64 Warwick Road, Carlisle
CA1 1DR
Contact: Jennifer Dixon
jmdixon@savills.com
01228 527586

savills.co.uk

Hope's Land Agency

Syke Road, Wigton
Cumbria CA7 9NS
Contact: Craig Brough
landagent@hopesauction.co.uk
01697 344901

hopesauction.co.uk

Important Notice Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 21/02/05 JD