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**Ref: B166**

**Preliminary Particulars**

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

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**Particulars of Sale of**

## **LAND NEAR LOW ROW, BRAMPTON, CUMBRIA, CA8 2ND**



**An excellent block of permanent pasture grazing land extending to approximately 12.55 acres (5.08 Ha), available in two lots or as a whole, benefiting from roadside access.**

**The land lies close to the village of Low Row and has excellent access to the A69 Trunk Road and the Hadrians Wall World Heritage site. The land could be used for a wide variety of leisure and amenity uses subject to gaining planning permission.**

**FOR SALE BY PRIVATE TREATY**

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### **Introduction/Location**

The land lies to the North of the Village of Low Row in North Cumbria approximately 0.5 miles from the A69 Trunk Road.

The land lies within the Hadrians Wall world Heritage site buffer zone, with excellent access to a large number of the forts and sites as such the land has significant opportunities to be used for a wide range of other uses subject to obtaining the relevant planning permission.

### **General Description**

The land comprises of two excellent enclosures of permanent pasture grazing land, both benefitting from roadside side access.

Lot 1 extends to 4.97 acres (2.01 Ha) an excellent mowing and grazing field, the land is well fenced and in good heart.

Lot 2 extends to 7.58 acres (3.07 Ha) an excellent mowing and grazing field, the land is bounded to the North with mature trees and a small stream offering excellent shelter, the land is well fenced and in good heart.

The land benefits from a natural water supply.

### **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 two lots or as a whole. 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 land has previously been registered for Basic Payment Scheme purposes. No entitlements are included within the sale of the property.

### **Environmental Schemes**

The land is not currently managed within any Environmental Schemes.



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### **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**

	<b>Field Number</b>	<b>Hectares</b>	<b>Acres</b>
<b>Lot 1</b>	<b>NY 5863 6460</b>	<b>2.01</b>	<b>4.97</b>
<b>Lot 2</b>	<b>NY5863 6975</b>	<b>3.07</b>	<b>7.58</b>
	<b>TOTAL</b>	<b>5.08</b>	<b>12.55</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.

Particulars Prepared June 2021



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