



HOPE'S
LAND AGENTS

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Ref: R64

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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Particulars of Sale of

**LAND AT ROOKBY SCARTH,
WINTON, KIRKBY STEPHEN, CUMBRIA, CA17 4HU**



AN EXCELLENT BLOCK OF EXTENSIVE UPLAND MOWING AND GRAZING LAND EXTENDING TO 271.21 ACRES (109.77HA). THE LAND IS OF EXCELLENT QUALITY AND PROVIDES THE OPPORTUNITY TO EXPAND AN EXISTING AGRICULTURAL HOLDING OR TO BE UTILISED FOR ENVIROMENTAL AND FORESTRY PURPOSES. THE LAND IS ACCESSED FROM THE PUBLIC HIGHWAY ON THE LANE LEADING TO WINTON AND KABER COMMON.

FOR SALE BY PRIVATE TREATY

Sole Agents:

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

Solicitors:

Williamsons Craig Solicitors
40 Priestpopple
Hexham
Northumberland
NE46 1PQ
Tel: 01434 602643
Email: info@williamsonscraig.co.uk

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Introduction/Location

The land lies close to the village of Winton in the Upper Eden Valley lying approximately 2 miles from the market town of Kirkby Stephen and 12 miles from Appleby.

General Description

The land lies in a ring fenced block, rising from approximately 260 metres above sea level to 400 metres. The land is a mixture of good quality mowing land rising through to enclosed allotment, some small areas of shelter belt around the land. As part of an HLS Scheme which terminated on the 31st December, 2021 which will allow the successful purchaser the opportunity to enter the land into the future Environmental Schemes at their discretion.

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

The holding lies in the SDA Area and has a BPS Eligible area of 109 hectares which will be transferred to the purchaser as detailed above.

Environmental Schemes

The land is currently entered into a HLS Scheme which tuns until the 31st December, 2021. The vendors will retain all payments under this scheme.

The successful purchaser will then be free to enter any future schemes at their discretion. The land has previously being managed in Options HS5/UP2 and SP6/WD8 and WD9.

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.



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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 |
|---------------------|-----------------|---------------|
| NY8009 3086 | 2.62 | 6.47 |
| NY8009 5075 | 5.60 | 13.83 |
| NY8009 6377 | 1.90 | 4.69 |
| NY8009 6760 | 0.26 | 0.64 |
| NY8009 7247 | 1.87 | 4.62 |
| NY8009 7380 | 2.93 | 7.24 |
| NY8009 8017 | 11.84 | 29.24 |
| NY8009 8684 | 2.88 | 7.11 |
| NY8009 9375 | 4.84 | 11.96 |
| NY8009 9594 | 2.19 | 5.41 |
| NY8109 0349 | 21.48 | 53.08 |
| NY8109 3180 | 2.44 | 6.03 |
| NY8109 3758 | 8.61 | 21.28 |
| NY8109 4794 | 4.43 | 10.95 |
| NY8109 5140 | 0.21 | 0.52 |
| NY8109 5937 | 11.20 | 27.68 |
| NY8109 6497 | 3.14 | 7.76 |
| NY8019 6967 | 15.91 | 39.31 |
| NY8110 5717 | 1.96 | 4.84 |
| NY8110 6900 | 3.46 | 8.55 |
| TOTAL | 109.77 | 271.21 |

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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