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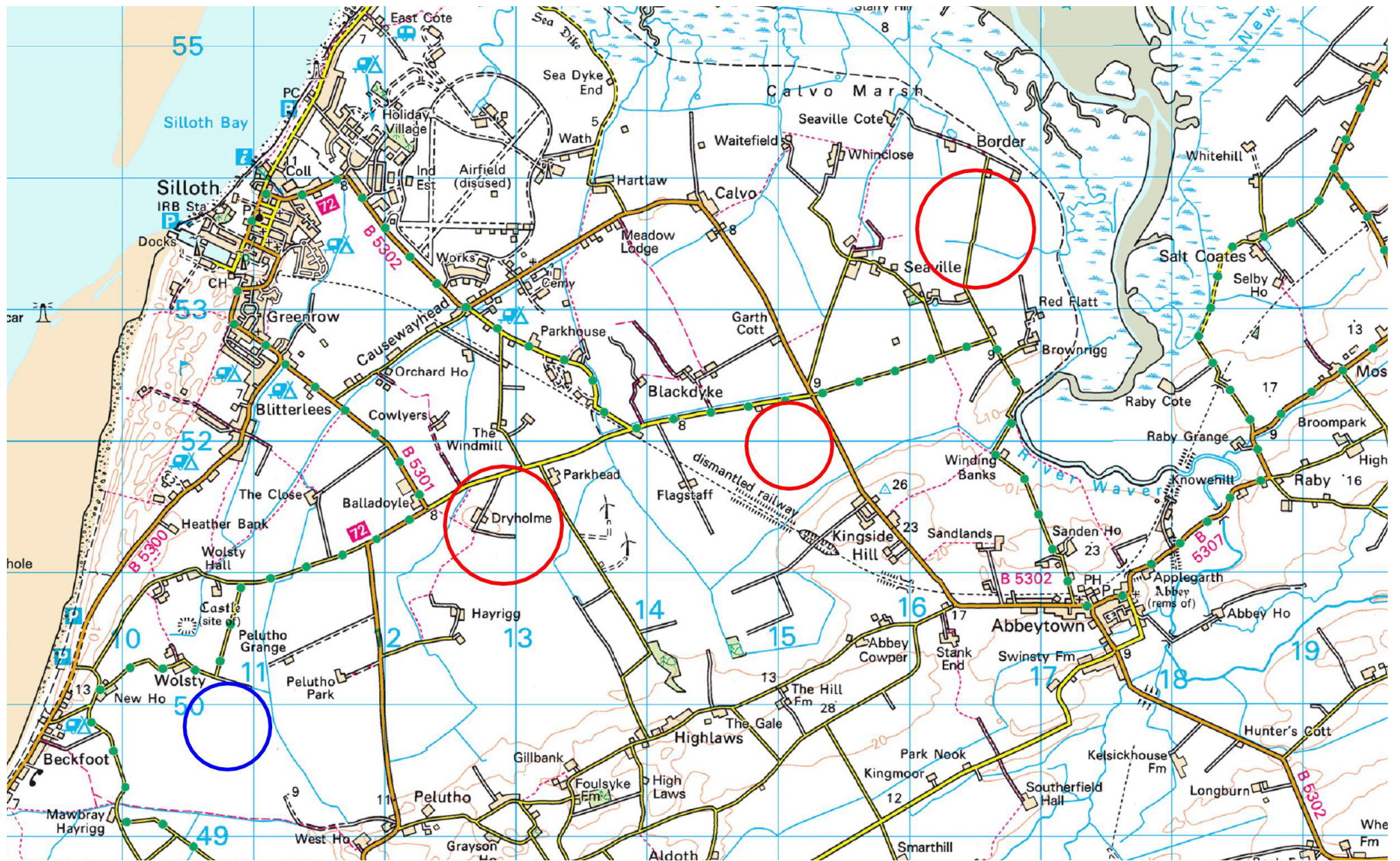
HOPE'S
AUCTIONEERS & LAND AGENTS



LAND AT DRYHOLME AND WOLSTY

SILLOTH, CUMBRIA

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897





LAND AT DRYHOLME AND WOLSTY

SILLOTH, CUMBRIA

Offers as a Whole or in Two Lots

Guide prices:

Lot 1 offers in the region of £1,800,000

Lot 2 offers in the region of £280,000

A very significant agricultural investment of prime agricultural land on the fertile Solway Plain extending to 391.93 Acres (158.61ha). Let on two Farm Business Tenancy agreements producing an annual income of £58,238.66 Per year

For Sale by Private Treaty.

The land at Dryholme and Wolsty offers a significant opportunity to purchase a substantial land portfolio let on two Farm Business Tenancy Agreements until November 2036 (with further option to renew). The holding is occupied by Cumbria Bio Gas Limited who operate an anaerobic digester located on the farm and is also let to Cumbria Bio Gas Limited.

A principal block of land lies at Dryholme Farm with further off lying blocks at Kingside Hill, Seaville and a separate block at Wolsty all lying within a 3 mile radius of the main holding.

Dryholme Farm lies between Abbeytown and Silloth on the beautiful Solway Plain in Cumbria. The town of Silloth lies two miles from the property where a full range of businesses and services are available.

Agricultural Land

The holding extends as a whole to 391.93 acres. The land is productive arable and mowing land with excellent access. The land is all classified Defra Grade 3.

The principal block surrounding Dryholme Farm and the anaerobic digester site extends to 176.11 acres (71.27ha). A stone track leads through the centre of the land providing access to most enclosures with some field to field access to the south.

A second block lies at Kingside Hill, again a ring fenced block of good quality arable land extending to 76.02 acres (30.76ha).

A further group of land parcels lie around the hamlet of Seaville. These fields extend to 90.99 acres (36.82ha) and are all in arable production or short term productive grassland leys.

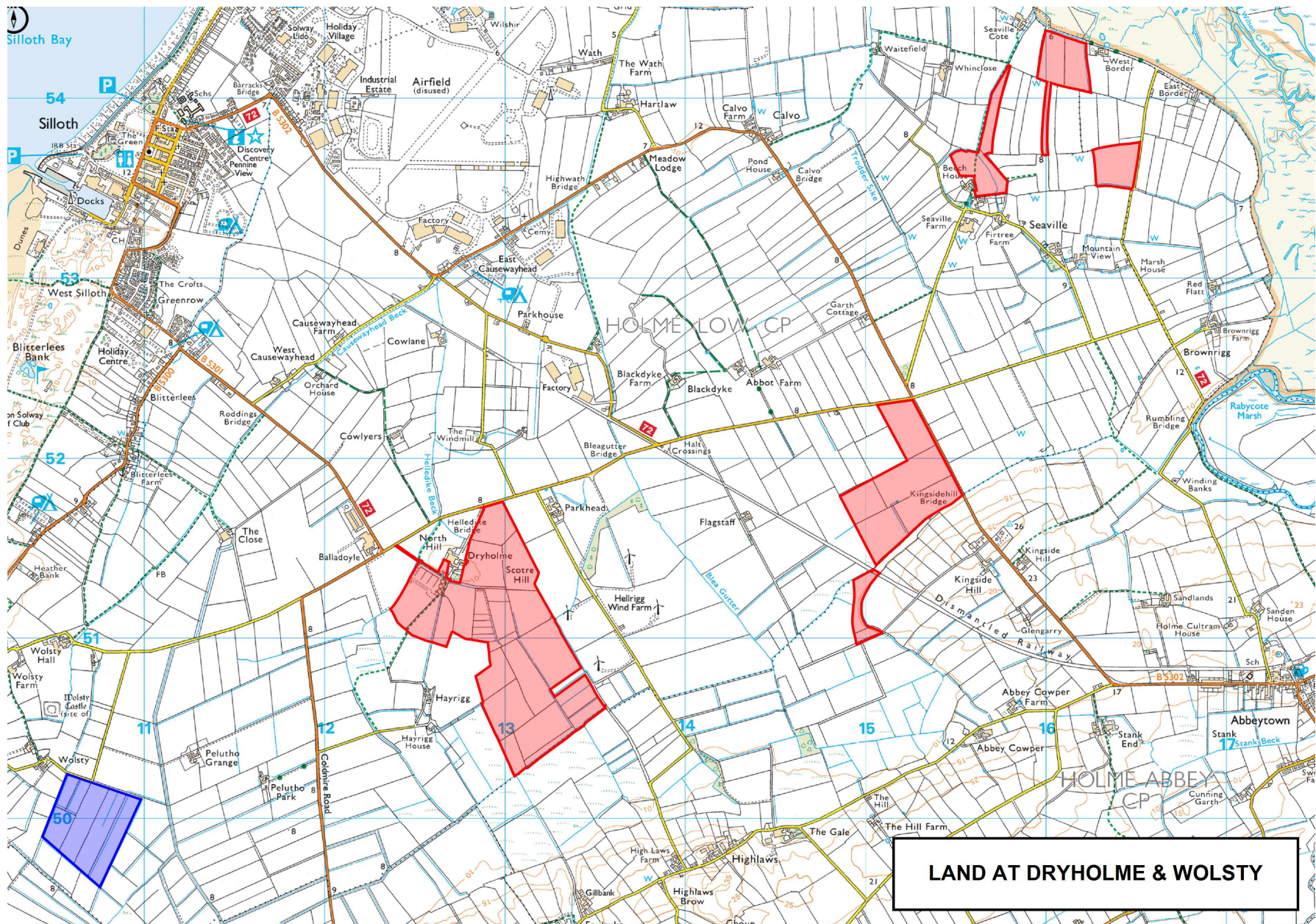
The land at Wolsty is a separate block of grassland available as Lot 2. This extends to 47.12 acres (19.07ha) with roadside access.

Buildings

Located on the holding is an anaerobic digester with a substantial range of outdoor silage clamps and effluent storage.

The site is let under a lease to Cumbria Bio Gas Limited.





LAND AT DRYHOLME & WOLSTY

Schedule of fields

Lot 1

Field Number	Hectares	Acres
NY12509680	3.48	8.60
NY12515224	3.93	9.71
NY12515811	2.51	6.20
NY12516538	0.30	0.74
NY12516708	2.13	5.26
NY12517715	3.72	9.19
NY12518809	3.08	7.61
NY12518840	5.21	12.87
NY12519463	3.98	9.83
NY12519812	3.54	8.75
NY13500165	3.02	7.46
NY13500554	2.49	6.15
NY13501477	5.30	13.10
NY13502148	5.25	12.97
NY13502592	7.10	17.54
NY13502741	4.20	10.38
NY13504068	2.95	7.29
NY13510740	4.66	11.51

Field Number	Hectares	Acres
NY13511315	4.28	10.58
NY14519620	2.33	5.76
NY14510102	0.71	1.75
NY15511785	11.27	27.85
NY15513576	10.59	26.17
NY15522121	3.85	9.51
NY15522909	2.02	4.99
NY15536561	4.67	11.54
NY15537193	2.64	6.52
NY15539988	1.12	2.77
NY16534062	5.40	13.34
NY16539436	2.92	7.22
NY16539523	2.72	6.72
NY16539942	2.53	6.25
NY16540423	7.24	17.89
NY17530964	5.28	13.05
NY17531426	2.31	5.71
TRACKS	0.72	1.78

Lot 1 total	139.45	344.58
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Lot 2

Field Number	Hectares	Acres
NY10495295	3.84	9.49
NY10496698	4.72	11.66
NY10497593	4.92	12.16
NY10498898	4.27	10.55
NY10505518	0.10	0.25
NY10506413	1.31	3.24

Lot 2 total	19.16	47.34
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TOTAL	158.61	391.93
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Tenancy Agreements

Lot 1

The agricultural land is subject to a Farm Business Tenancy Agreement to Cumbria Bio Gas Limited which commenced on the 14th November, 2016 for a period of 20 years terminating on the 13th November, 2036 subject to the tenant having the option to renew for a further five year period. The current rent passing is £51,022.66 per annum and is subject to RPI rent increases on each third year anniversary.

The AD Plant and surrounding area is let on a lease dated the 14th November, 2016 for a period of 20 years subject to an option to renew for a further five years. The site is let on a peppercorn rent.

Lot 2

The land at Wolsty is subject to a Farm Business Tenancy Agreement to Cumbria Bio Gas Limited which commenced on the 14th November, 2016 for a period of 20 years terminating on the 13th November, 2036 subject to the tenant having the option to renew for a further five year period. The current rent passing is £7,216 per annum and is subject to RPI rent increases on each third year anniversary.

Method of Sale

The property will be offered for sale by Private Treaty as a whole or in two lots. 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 Agents. The Vendors reserve the right to exclude any of the property shown or generally amend the sales particulars.

Tenure

The property is valued freehold subject to the various Tenancy Agreements.

Exchange of Contracts, Vacant Possession and Completion

The purchaser 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 being unable to complete a sale for any reason not attributable to the Vendors or their agent.

Basic Payment Scheme

The entitlements associated with the property are leased to the tenant.

Sporting and Mineral Rights

The Sporting and Mineral Rights will be transferred with the property to the extent which they are owned with the property.

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 ongoing claims affecting the property.

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.

Viewing of the property is strictly by appointment with the Sole Agents, Hopes Auction Co Ltd, Syke Road, Wigton, Cumbria, CA7 9NS, Tel: 016973 44901, Email: landagent@hopesauction.co.uk

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 August 2021



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