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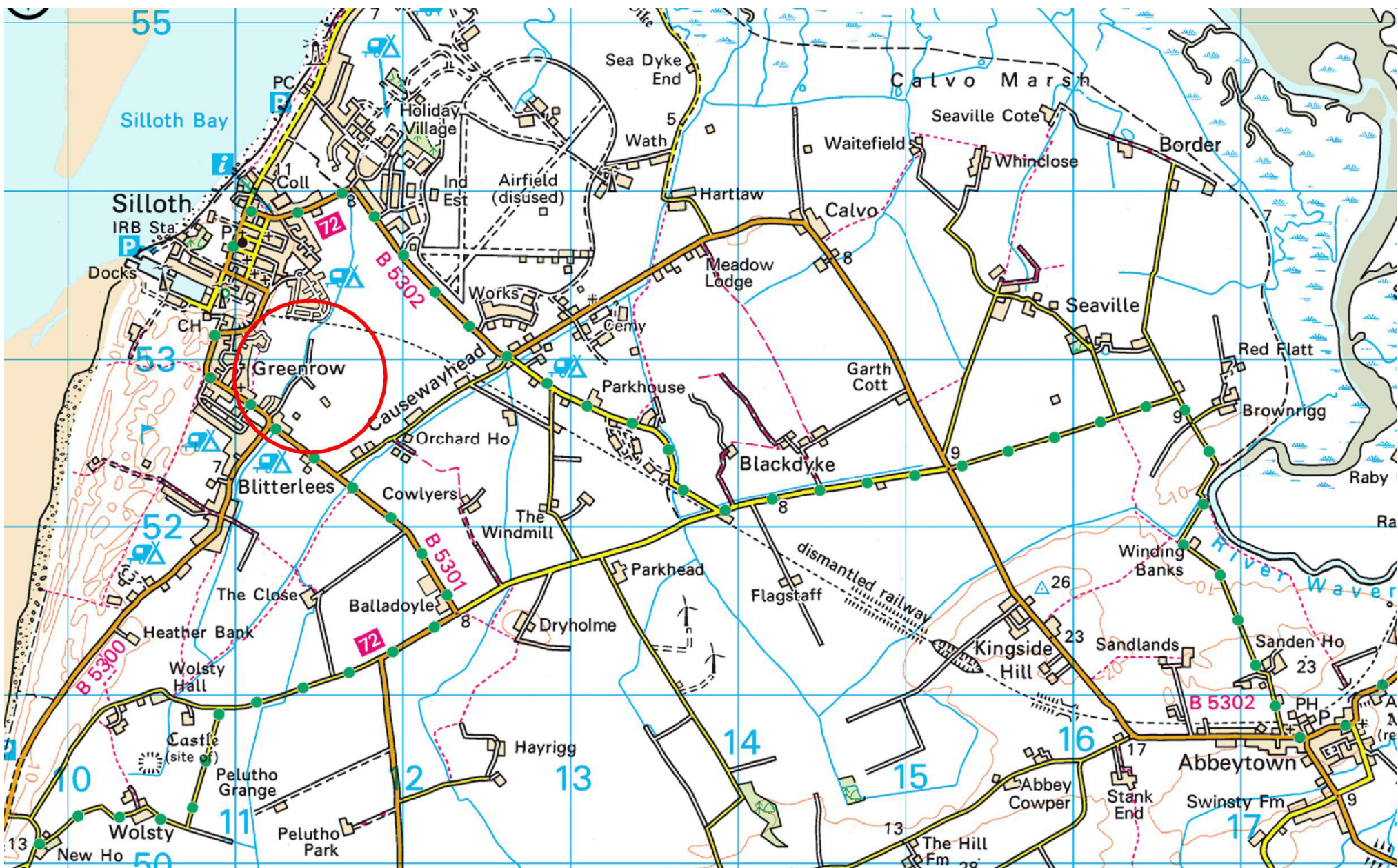
HOPE'S
AUCTIONEERS & LAND AGENTS



LAND AT GREENROW

SILLOTH, CUMBRIA, CA7 4JD

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897





LAND AT GREENROW

SILLOTH, CUMBRIA, CA7 4JD

For Sale in 3 Lots or as a Whole

An exceptional block of mowing and arable land extending to 63.31 acres (25.62ha) on the edge of the town of Silloth.

The land benefits from roadside access to most enclosures and holds long term development potential.

For Sale by Private Treaty.

The land lies on the western boundary of the town of Silloth in the area known as Greenrow. The land adjoining the B5301.

The land comprises of a ring fenced block of excellent quality mowing and arable land extending as a whole to 63.31 acres (25.62ha). The land is offered in three convenient lots with excellent access to all fields.

Lot 1:

(Coloured Red on the Attached Plan)

A single field enclosure extending to 12.04 acres (4.87ha). The land is currently laid to productive grass leys. The land is accessed via a stone and tarmac access track from the B5300.

The land further benefits from retained access through the housing development known as Harvest Park and as such could hold long term development potential. The land is offered without clawback in regard to development.

NB: The boundary of the land is not marked on the ground to the rear of the development known as Greenrow Meadows.

Lot 2:

(Coloured Green on the Attached Plan)

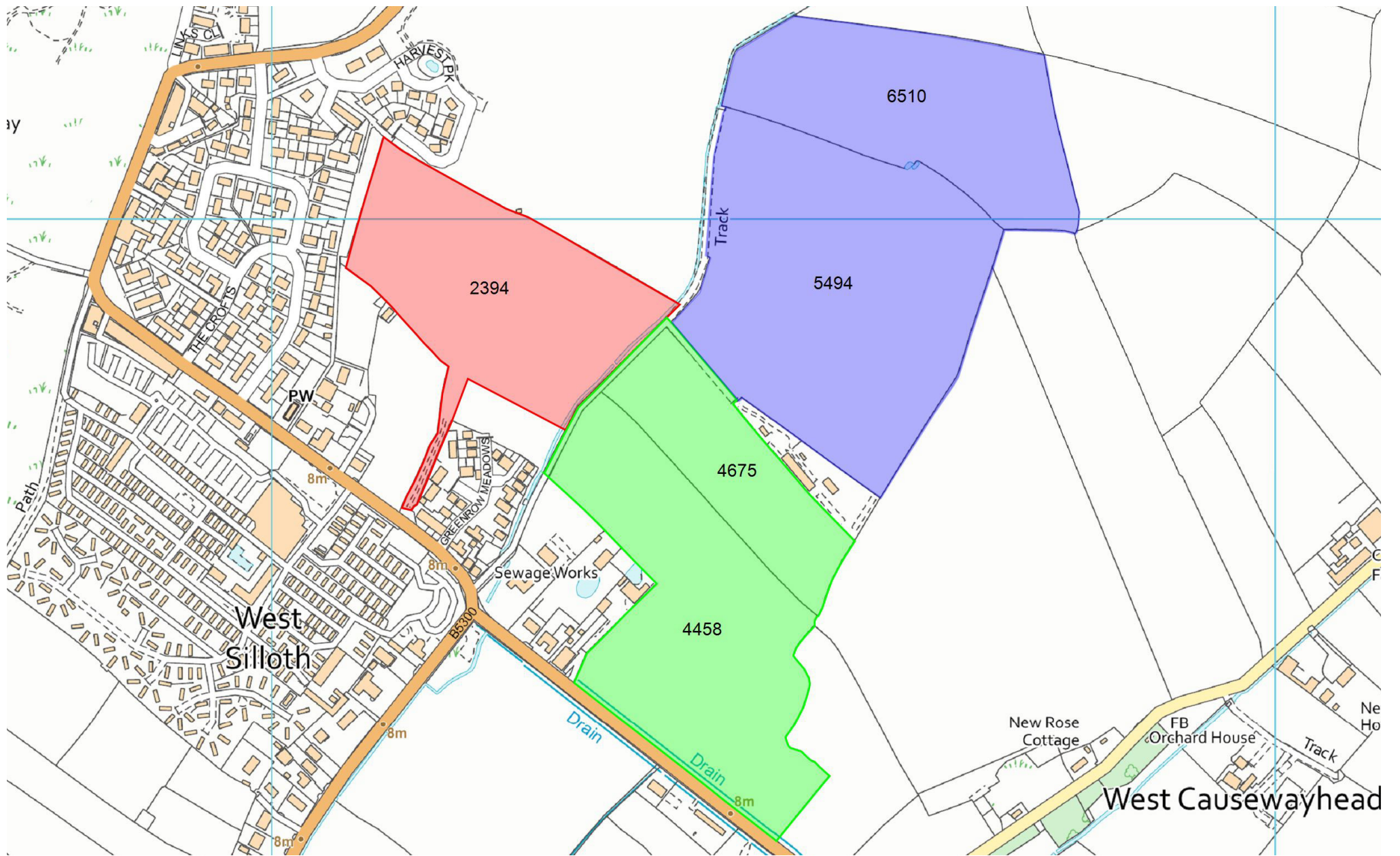
An excellent block of mowing and arable land extending to 21.05 acres (8.51ha) currently all laid to productive grass leys and benefitting from roadside access off the B5301 and shared access via the stone track leading to the property known as the ranch.

Lot 3:

(Coloured Blue on the Attached Plan)

An excellent block of mowing and arable land extending to 30.22 acres (12.22ha). The land has been temporarily sown to rye grass following arable cropping. Access is gained over the shared stone track leading to the property known as the ranch.





Schedule of fields

Lot No.	Field Number	Hectares	Acres
Lot 1	NY1152 2394	4.87	12.04
	Total	4.87	12.04
Lot 2	NY1152 4458	5.91	14.61
	NY1152 4675	2.45	6.06
	Track	0.15	0.38
	Total	8.51	21.05
Lot 3	NY1152 5494	7.77	19.21
	NY1153 6510	4.45	10.98
	Total	12.22	30.22
	Total	25.60	63.31



Method of Sale

The property will be offered for sale by Private Treaty in three lots or as a whole. Offers are to be made in writing to the Joint Selling 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 Selling Agents. The Vendors reserve the right to amend the sales particulars.

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.

Tenure

We understand that the title of the property is freehold.

Basic Payment Scheme

The Basic Payment Scheme Entitlements are not included in the sale.

Environmental Schemes

There are no schemes affecting the management of the land.

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, early entry for spring cropping will be permitted following the exchange of contracts. 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 of the holding will be given on completion which will be set to take place on the 1st April, 2022. Vacant possession cannot be given prior to this date.

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, Burnetts, Victoria House, Wavell Drive, Rosehill, Carlisle CA1 2ST Tel: 01228 552222 Email hello@burnetts.co.uk

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 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 Prepared August 2021



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