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HOPE'S
AUCTIONEERS & LAND AGENTS



LAND AT NEWTON ARLOSH

KIRKBRIDE, WIGTON, CUMBRIA, CA7 5HE

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897

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For Sale as a Whole by Private Treaty.
Offers to be received by 12 Noon 30th March 2022

An excellent ring fenced block of permanent pasture grazing and mowing land extending to 14.38 acres (5.82 hectares) on the edge of the village of Newton Arlosh.

The land lies approximately 1.5 miles southwest of the village of Newton Arlosh close to the hamlet of Moss Side. The extent of the land is shown in red on the attached plan and is offered for sale in one lot.

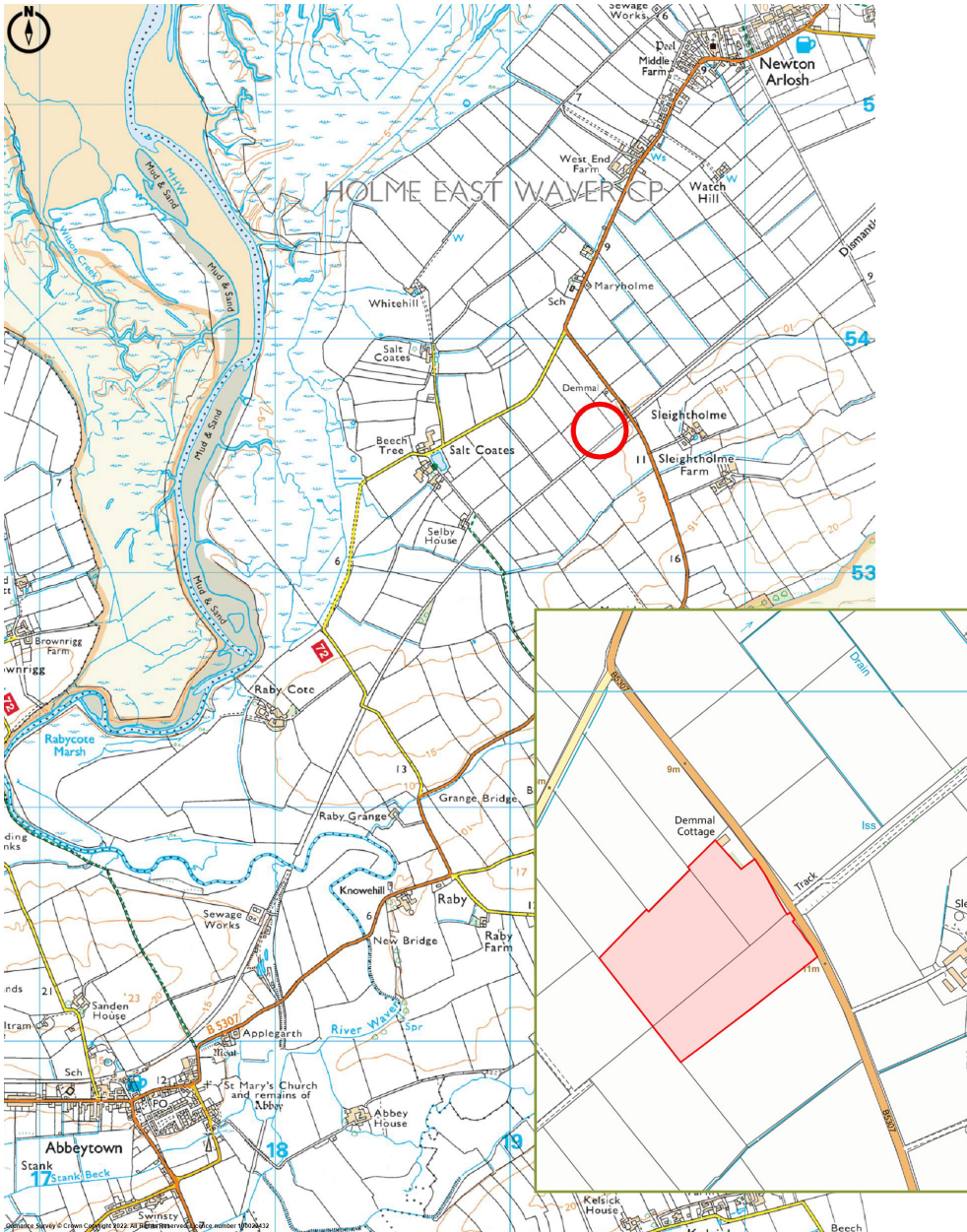
General Description

The land comprises of a ring fenced block of good quality grazing and mowing land extending as a whole to 14.38 acres (5.82 hectares) split into three enclosures. One field benefits from direct roadside access to the B5307. An additional right of access will be given over the disused railway track. The land is classified as Defra Grade 3 and benefits from mains water supply.

Schedule of fields

Lot 1

Field Number	Hectares	Acres
NY1953 4355	1.98	4.89
NY1953 4370	1.14	2.82
NY1953 3360	2.70	6.67
TOTAL	5.82	14.38



Method of Sale

The property will be offered for sale by Private Treaty as a whole. Offers are to be made in writing to the 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.

Tenure

We understand that the title of the property is freehold.

Basic Payment Scheme

The land is registered for the Basic Payment Scheme and Entitlements for the land will be transferred to the successful purchaser for the 2022 year onwards by Hopes Auction Co Ltd for a charge of £250 plus VAT for each transfer.

The land lies within the Non Less Favoured Area and has a BPS eligible area of 5.82 hectares which will form the basis of the Entitlements transferred as above.

Environmental Schemes

There are no schemes affecting the management of the land.

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.

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 will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors, Burnetts Solicitors, Victoria House, Wavell Drive, Rosehill, Carlisle, CA1 2ST, tel: 01228 552222 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 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 January 2022

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.





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