

Particulars of sale of:

Grazing Rights on Caldbeck Common

Offers to be received by **12 Noon on Tuesday 14th December 2021.**

Introduction

Caldbeck Common (CL20) is located within the Lake District National Park and extends to 3996 Hectares.

Offered for sale are Rights held in Gross on Caldbeck Common totalling 105 sheep, 2 cattle and 1 pony. The rights are currently restricted as Non-Grazing Rights under the Caldbeck Commoners Association HLS agreement until the 30th April 2023. Included in the sale are 18.71 SDA Moorland Basic Payment Scheme entitlements.

Summary table detailing the Common Rights available

Entry No.	Description
329	The right to graze 50 sheep or their equivalent (2 cows = 8 sheep = 1 horse) or any combination of these equivalents on Caldbeck Common. Rights held in gross.
338	The right to graze 25 units all year round (1 unit = 1 sheep (of any age), 4 units = 1 beast, 8 units = 1 horse on Ellerbeck and Faulds Brow. Rights held in gross.
342	The right of tubary and estovers including the right to cut and take bracken, the right to dig and take stone and gravel for use on the holding from Caldbeck Common (comprising the whole of the land in register unit CL20). Held in gross.
392	The right to graze 10 sheep and followers on Caldbeck Common. Rights held in gross.
395	The right to graze 9 sheep year-round on Ellerbeck and Faulds Brow. Rights held in gross.
399	The right to graze 11 sheep, 2 cattle and 1 pony on Caldbeck Common. Rights held in gross.

Caldbeck Commoners Stewardship agreement

Purchasers will have to comply with the Caldbeck Commoners' Association Entry Level and Higher Level Stewardship Agreement and abide by the rules of the Common.

These Rights are Non-Grazing Rights until 30th April 2023 as agreed with Caldbeck Commoners' Association. After this date, the purchaser will be able to exercise these as active grazing rights.

The rights currently do not generate a payment from the HLS agreement.

Basic Payment Scheme Entitlements

Included in the sale are 18.71 SDA Moorland BPS entitlements that will be transferred to the purchaser for the 2022 BPS year onwards by Hopes Auction co Ltd for a charge of £250 plus VAT for each transfer at the purchaser(s) expense.

Offers

Offers are to be made in writing to the sole selling agents Hopes Auction Company Ltd. Wigton for the attention of Craig Brough, Head of Land Agency.

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.

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.

Solicitors:

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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.

Prepared November 2021