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HOPE'S
AUCTIONEERS & LAND AGENTS



LAND AT GREYSTOKE

PENRITH, CA11 0UH

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897

LAND AT GREYSTOKE

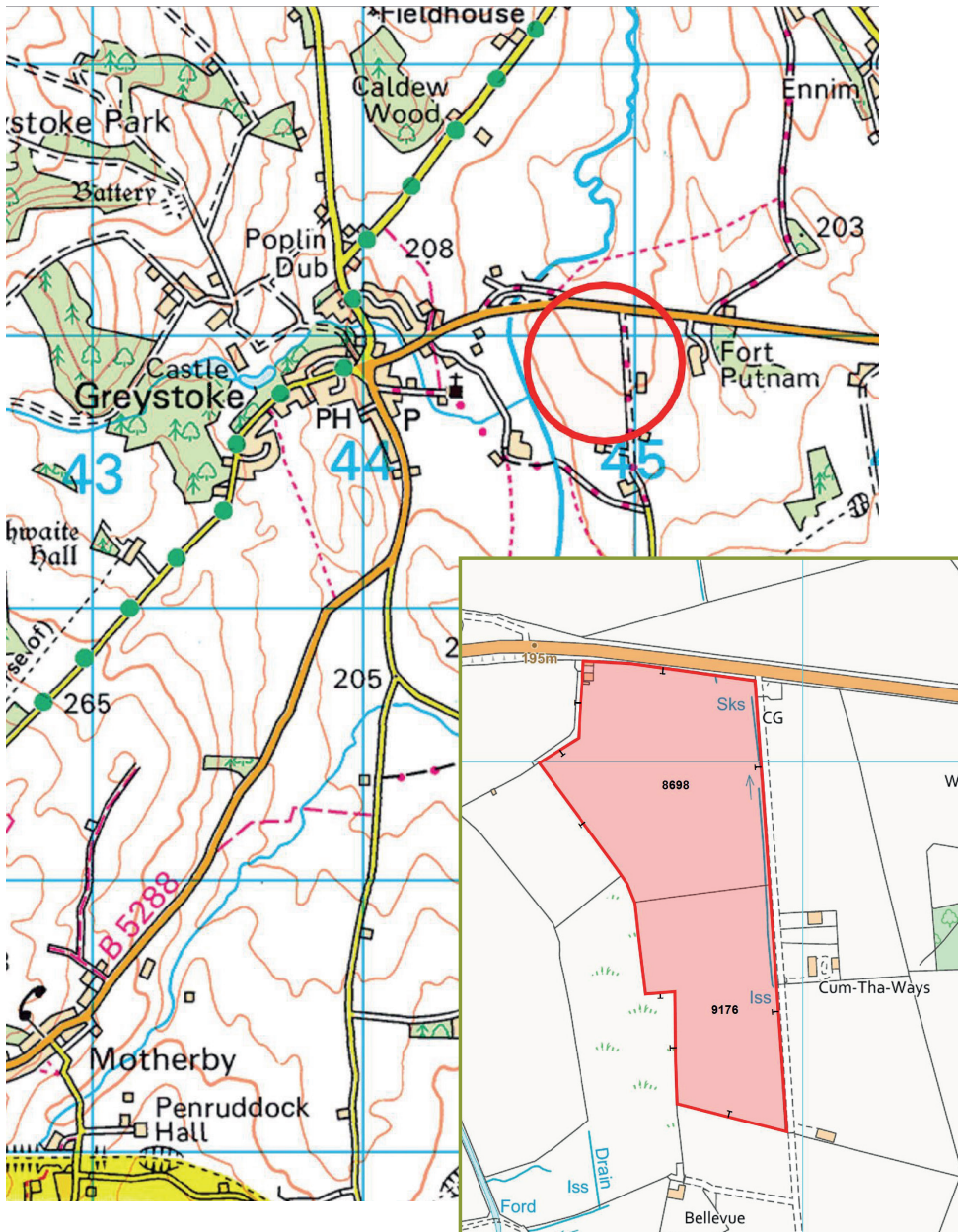
PENRITH, CA11 0UH

For sale by Public Auction as a Whole on
 Tuesday 16th August 2022 at 7pm within
 Greystoke Village Hall

An excellent block of permanent pasture grazing and mowing land extending to 16.02 acres (6.48 hectares) on the edge of the village of Greystoke, Penrith. The property benefits from two useful storage sheds and direct road access to the B5288.

The land lies approximately 0.5 miles east of the Village of Greystoke near Penrith, Cumbria. The extent of the land is shown in red on the attached plan and is offered for sale in one lot.

The land comprises of an attractive block of good quality grazing and mowing land, currently in two useful enclosures, extending as a whole to 16.02 acres (6.48 hectares). The land benefits from direct roadside access to the B5288. The land is classified as Defra Grade 3 and benefits from two useful storage sheds and a natural water supply.



Schedule of the fields

Lot No.	Field Number	Hectares	Acres
Lot 1:	NY4430 8698	3.92	9.69
	NY4430 9176	2.56	6.33
TOTAL		6.48	16.02



Method of Sale

The property will be offered for sale by Public Auction as a whole subject to reaching an undisclosed reserve price. The Vendors reserve the right to alter, divide, amalgamate or withdraw any part of the lots and to generally amend the order of sale. Any changes will be made clear at the public auction.

Tenure

The property is offered freehold.

Basic Payment Scheme

The land is registered for the Basic Payment Scheme however there are no entitlements included in the sale.

Environmental Schemes

The land is not managed within any environmental schemes.

Deposits and Contracts of Sale

A 10% deposit of the purchase price will be payable on the fall of the auctioneers hammer and the contract of sale is to be signed. Cash deposits cannot be accepted due to Money Laundering Regulations. Payment is to be made by cheque or bankers draft. Copies of the sale contract will be available for inspection by prior appointment only, at the offices of the Sole Agents during the week prior to the Public Auction.

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, Minihan McAlister, Warwick Mill Business Centre, Carlisle, 01228 217218 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.

We are therefore forced by law to ensure that potential purchasers are registered with ourselves at least 5 days prior to the auction. Please note that no one will be able to bid for the land at the auction unless they are registered with ourselves at least 5 days prior to the auction. Please contact the Land Agency office for further information and also refer to the covering letter attached to these particulars for further details.

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.

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 June 2022



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