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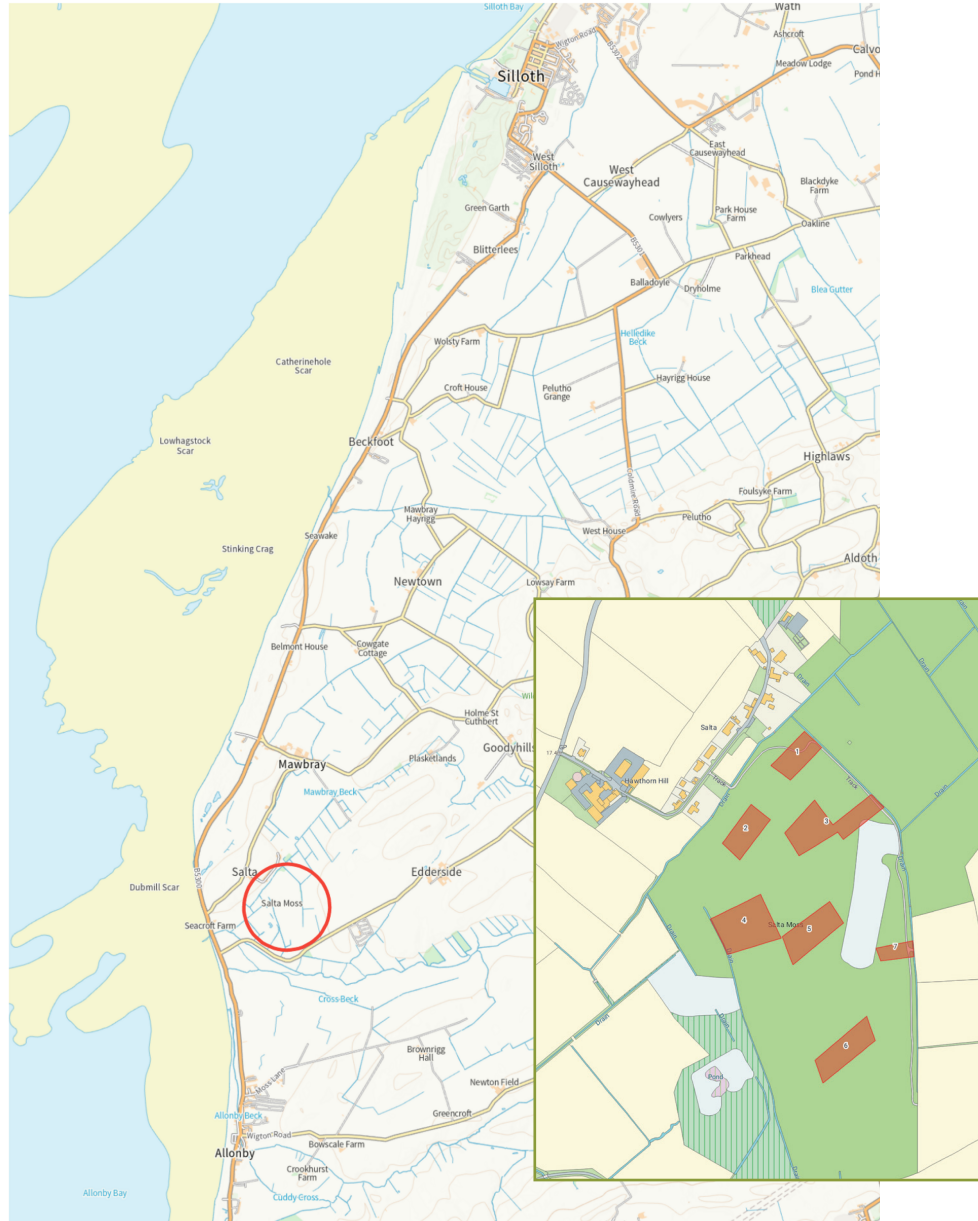
HOPE'S
AUCTIONEERS & LAND AGENTS



7.14 ACRES OF SSSI PEAT MOSS

SALTA MOSS, MAWBRAY, CA15 6QJ

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897



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For Sale by Private Treaty.

Offered for sale are 2.89 hectares (7.14 acres) of SSSI Peat Moss at Salta Moss. This provides an exciting opportunity to invest in and own part of Salta Moss which presents the potential for environmental and biodiversity protection, and opportunities associated with the evolving carbon market including possible carbon sequestration and carbon offsetting.

Salta Moss is a 45.6 hectare blanket of peat moss, designated as a Site of Special Scientific Interest (SSSI) located in the Solway Firth Area of Outstanding Natural Beauty (AONB) within the small hamlet of Salta on the coast of Cumbria. The moss lies approximately 8m above sea level.

Schedule of the field

Lot 1

Reference	Field Number	Hectares	Acres
1	NY0845 5553	0.29	0.72
2	NY0845 4741	0.32	0.78
3	NY0845 6042	0.63	1.56
4	NY0845 4626	0.64	1.58
5	NY0845 5724	0.45	1.10
6	NY0845 6305	0.42	1.03
7	NY0845 7121	0.14	0.34
TOTAL		2.89	7.14

Basic Payment Scheme Entitlements

The land is not currently eligible for the Basic Payment Scheme. The land is currently below the minimum 5 hectare claim and therefore does not currently qualify for Basic Payment.

Method of Sale

The property will be offered for sale by Private Treaty in one lot. Offers are to be made in writing to the selling Agent. 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.

Environmental Schemes

There are no schemes affecting the management of the land.

Environmental Designations

Salta Moss is designated as a SSSI and an AONB.

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.

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, Minihan McAlister Solicitors, on any matters arising.

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.

Prepared April 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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