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HOPE'S
AUCTIONEERS & LAND AGENTS



LAND AT AIKTON

WIGTON, CUMBRIA, CA7 0JL

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897

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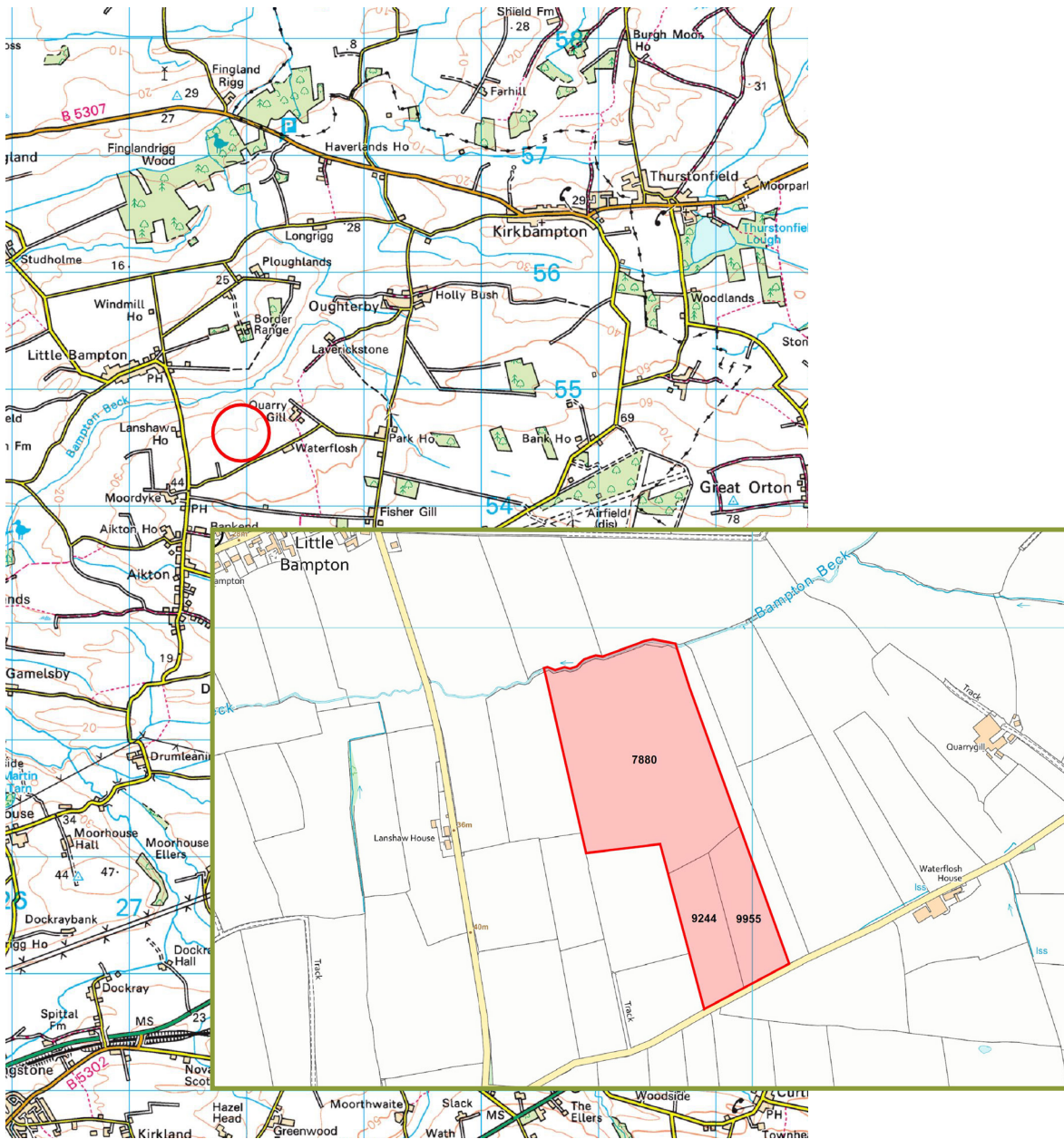
WIGTON, CUMBRIA, CA7 0JL

For Sale by Private Treaty.

An excellent ring fenced block of mowing and arable land extending to 34.14 acres (13.82 ha) lying close to the village of Aikton. The land benefits from roadside access to two fields and mains water.

The land lies approximately 0.75 miles of the village of Aikton on the road which runs between Moordyke Farm and Park House Farm.

The land comprises of an attractive block of good quality mowing and grazing land, currently in three enclosures. The land benefits from roadside access to two fields and a mains water supply. A stone access road within the land provides excellent access to the third field.



Schedule of the fields

Field Number	Hectares	Acres
NY2754 7880	9.63	23.79
NY2754 9244	2.09	5.16
NY2754 9955	2.10	5.19
TOTAL	13.82	34.14

Method of Sale

The property will be offered for sale by Private Treaty as a whole. The Vendors reserve the right to alter, divide, amalgamate or withdraw any part of the property. Interested parties should register their interest with the selling agents to be kept informed of any closing date.

Tenure

The property is offered freehold.

Basic Payment Scheme

The land is registered for the Basic Payment Scheme and Entitlements for the land will be transferred to the purchaser for the 2023 BPS year onwards by Hopes Auction Co Ltd for a charge of £250 plus VAT for each transfer.

The holding lies in the Non SDA Area and has a BPS Eligible area of 13.82 hectares which will be transferred to the purchaser as detailed above.

Environmental Schemes

The land is not managed within any environmental schemes.

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. Vacant possession will be given on completion which is to take place within four weeks of exchange of contracts.

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, Bell Park Kerridge Solicitors, Clifford House, Cooper Way, Parkhouse, Carlisle, Cumbria, CA3 0J, 01228 888999 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.

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 October 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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