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AUCTIONEERS & LAND AGENTS

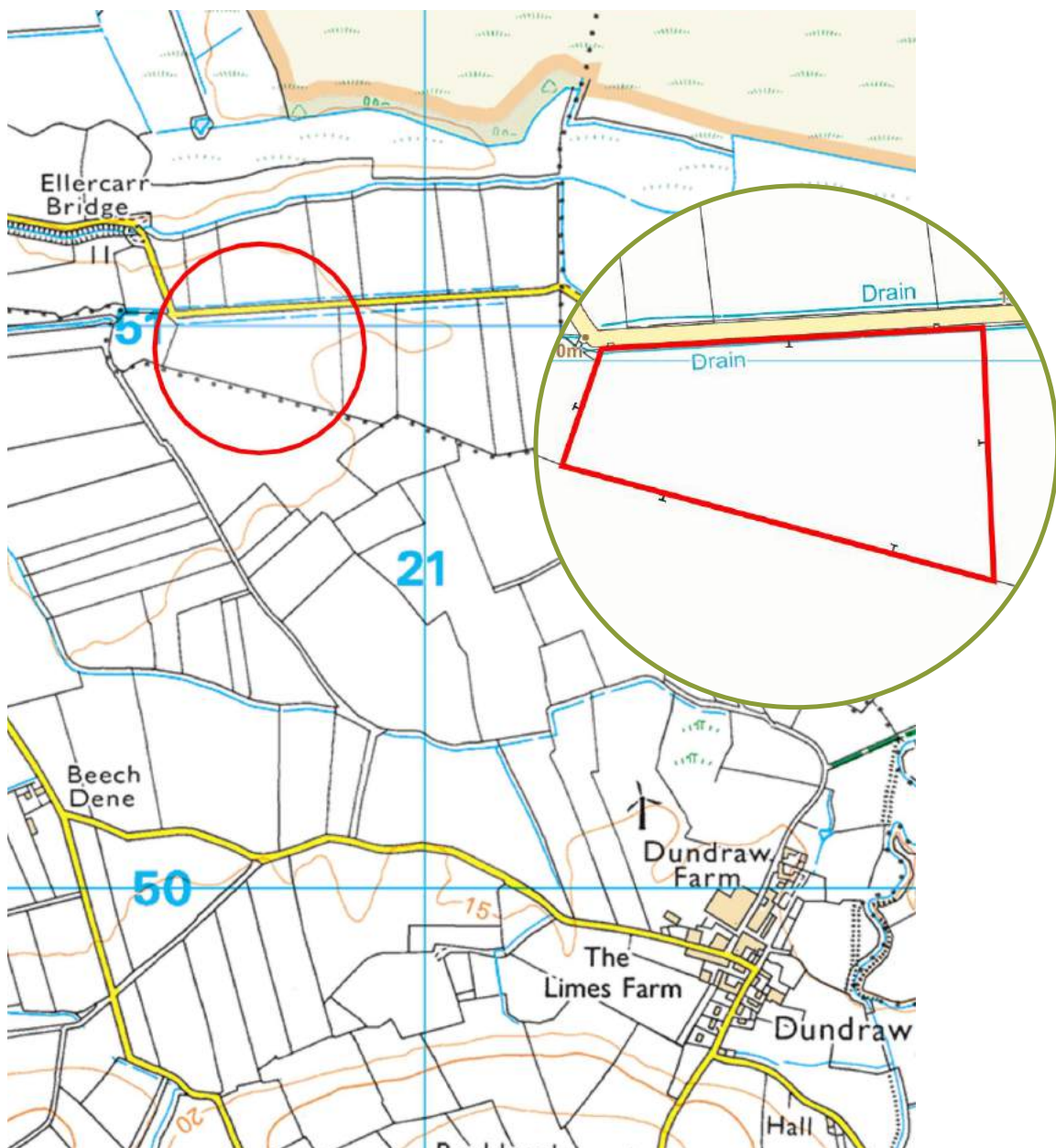


## LAND AT ELLERCARR BRIDGE

NR LESSONHALL, WIGTON, CUMBRIA

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897





# LAND AT ELLERCARR BRIDGE NR LESSONHALL, WIGTON, CUMBRIA

For Sale by Public Auction as a Whole on Tuesday  
13th June within the Tiffenthwaite Ring, Hopes  
Auction Mart, 2pm.

A BLOCK OF GRAZING AND MOWING LAND EXTENDING TO 10.55  
ACRES (4.27 HA) WITH ROAD SIDE ACCESS

The land lies near the hamlet of Lessonhall, northwest of the town of  
Wigtown. The land extends to 10.55 acres and comprises a very useful  
single field enclosure suited to grazing, mowing and cropping.

The land benefits from roadside access off the road leading from  
Abbeytown to Lessonhall.

The land has a natural water supply and is classified as DEFRA  
Grade 3.

## Schedule of the field

Field Number	Hectares	Acres
7095	4.57	10.55

**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**

We understand that the title of the property is freehold.

**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.

**Environmental Schemes**

The land is not currently managed within any Environmental Schemes.

**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 on any matters arising.

**Ingoings**

There are to be no ingoing claims affecting the property.

**Boundary Maintenance**

The maintenance liability for the property is denoted by 'T' marks where no T marks are present the boundary liability is not known.

**Sporting and Mineral Rights**

The Sporting and Mineral Rights are included within the property as far as they are owned, full details of which will be contained within the sale contract.

**Purchaser Registration**

As part of the new 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 purchases 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.

**Vacant Possession and Completion.**

Vacant possession of the property will be given immediately on completion which is scheduled to occur four weeks after the auction.

**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.

**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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