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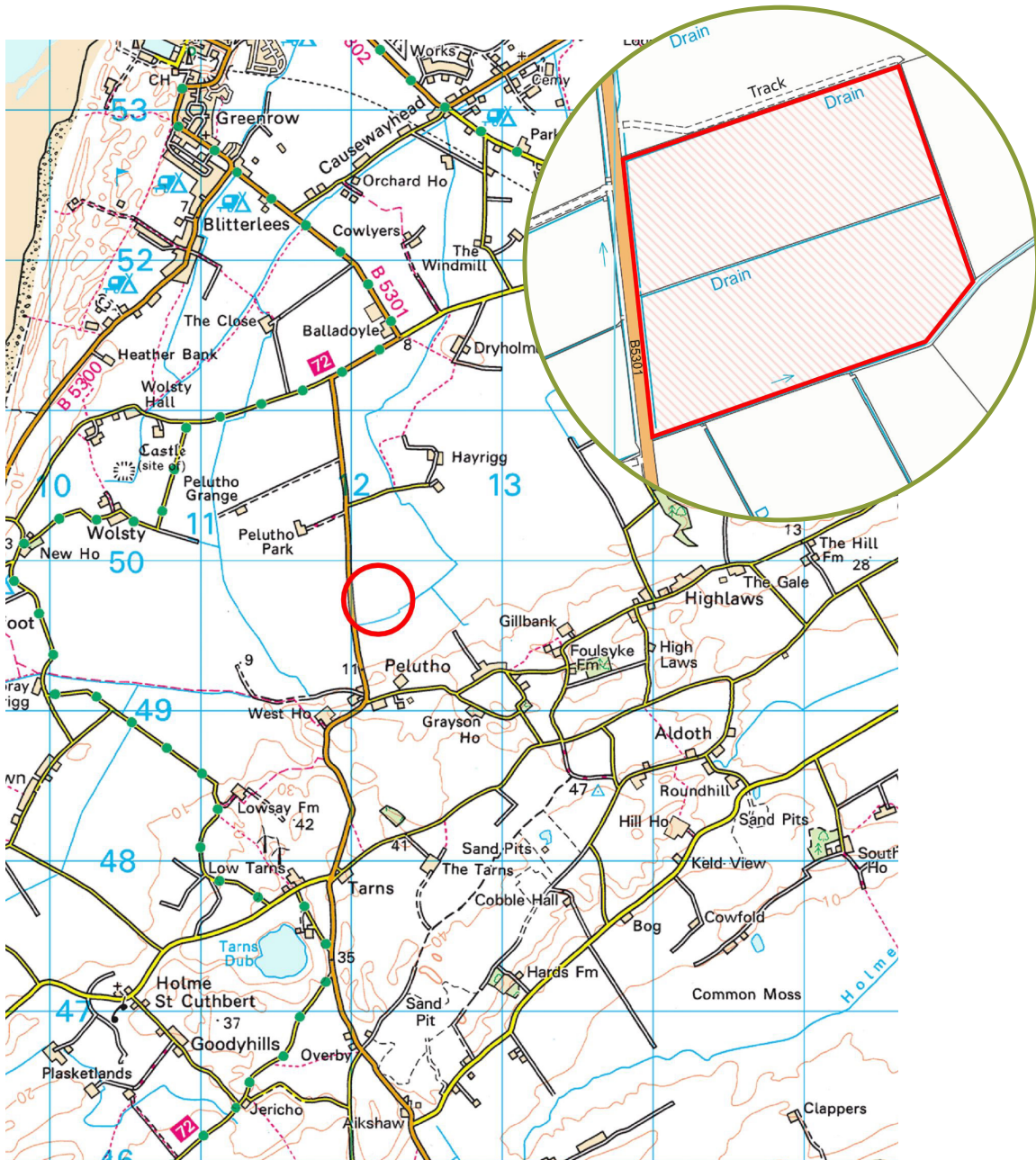
HOPE'S
AUCTIONEERS & LAND AGENTS



LAND NEAR PELUTHO

SILLOTH, WIGTON, CA7 4LS

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897



LAND NEAR PELUTHO

SILLOTH, WIGTON, CA7 4LS

For sale by Public Auction as a Whole on the 22nd August 2023 within Hopes Auction Mart, 2pm.

AN ATTRACTIVE AND USEFUL BLOCK OF GRAZING AND MOWING LAND EXTENDING TO 21.15 ACRES (8.56 HA) WITH ROADSIDE ACCESS

The land lies near the hamlet of Pelutho, south of the town of Silloth. The land benefits from road access to the B5301. The land is classified as Defra Grade 3.

Two useful enclosures of grazing and mowing land extending to approximately 21.15 acres (8.56 Ha) within a single ring fenced block. The land is accessed off the B5301. This block of land is suited to grazing and mowing. The land is classified as Defra Grade 3 and is in good heart.

Schedule of the fields

Field Number	Hectares	Acres
NY1249 1682	4.20	10.38
NY1249 1868	4.36	10.77
TOTAL	8.56	21.15

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.

Vacant Possession and Completion

Vacant possession of the property will be given immediately on completion which is scheduled to occur on the 31st October 2023.

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 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 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.

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.

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.

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 not currently known.

Water

It is believed this property does not currently have a mains water connection.

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.

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 2023





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