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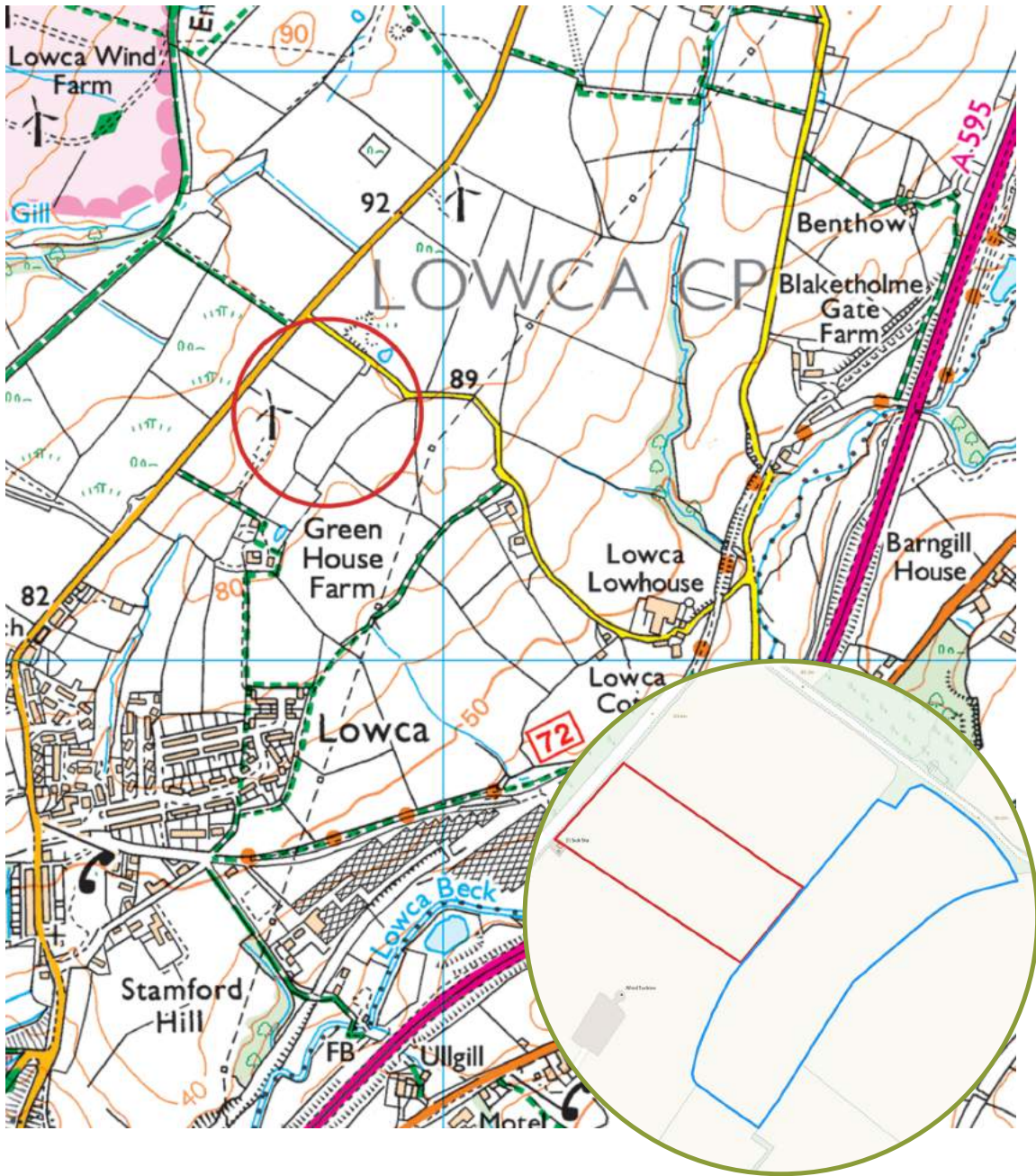
**HOPE'S**  
AUCTIONEERS & LAND AGENTS



## LAND NEAR LOWCA

WHITEHAVEN, CA28 6QS

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897



# LAND NEAR LOWCA

WHITEHAVEN, CA28 6QS

FOR SALE BY PRIVATE TREATY.  
FOR SALE IN TWO LOTS OR AS A WHOLE.

TWO EXCEPTIONAL FIELD ENCLOSURES LOCATED ON THE EDGE OF THE VILLAGE OF LOWCA.

Approximately 5.27 acres of mowing and grazing land, suited to agricultural or equestrian use, located on the edge of the village of Lowca.

The land lies on the cusp of the village of Lowca, near Whitehaven and is split into two useful parcels. Both parcels benefit from roadside access and offer two useful enclosures of grazing and mowing land. The land is in exceptionally good heart having recently been re-fenced and re-seeded and are therefore presented in excellent order.

<b>Lot 1</b> Edged Red on attached plan	Guide Price: £20,000
0.749 Ha	1.85 Acres

<b>Lot 2</b> Edged Blue on attached plan	Guide Price: £30,000
1.386 Ha	3.42 Acres

### Method of Sale

The property will be offered for sale by Private Treaty in two lots or as a whole. Offers are to be made in writing to the selling Agents. 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.

### 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 of the holding will be given on completion which will be set to take place

### Environmental Schemes

The land is currently in a Mid Tier Stewardship scheme. Due to the size of the lots, a purchaser will not be required to continue the scheme.

### 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.

## Schedule of the fields

Lot Number	Hectares	Acres
Lot 1	0.749	1.85
Lot 2	1.386	3.42
<b>TOTAL</b>	<b>2.13</b>	<b>5.27</b>

## 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 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.

Particulars Prepared November 2023





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