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**HOPE'S**  
AUCTIONEERS & LAND AGENTS

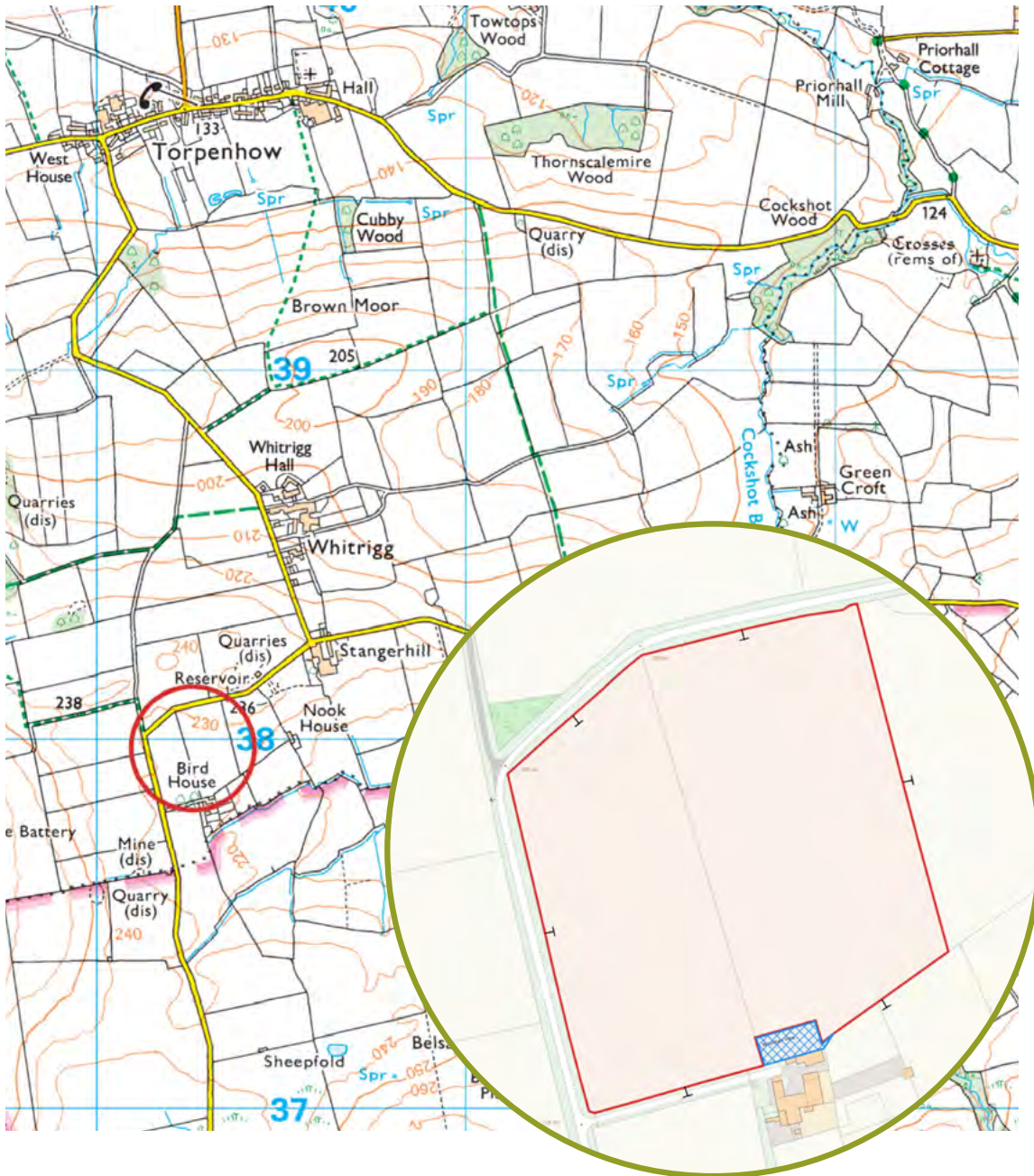


## LAND AT WHITRIGG

TORPENHOW

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897





# LAND AT WHITRIGG TORPENHOW

## FOR SALE BY PUBLIC AUCTION

on Tuesday 7th May 2024 within Hopes Auction Mart at 2.00pm.

## FOR SALE AS A WHOLE.

An excellent opportunity to purchase approximately 12.30 acres (4.98 hectares) of grazing land located near the hamlet of Whitrigg near Torpenhow on the cusp of the Lake District National Park.

This block of land lies on the edge of the Lake District National Park, near the Hamlet of Whitrigg which lies approximately 1 mile south of the village of Torpenhow. The town of Wigton is approximately 9 miles north east and the town of Cockermouth lies approximately 9 miles south west. The land benefits from roadside access.

Offered for sale is a sound ring-fenced block of grazing land extending to approximately 12.30 acres (4.98 hectares). The land has traditionally been split into two parcels however is now farmed as one. The land is sound grazing ground in good heart and condition. The external boundaries on the land are a mixture of stonewalls and stock net and are deemed to be stockproof.

This provides an exciting opportunity for those with agricultural or environmental interest.

Edged Red on attached plan

Guide Price: £105,000

4.98 Ha

12.30 Acres

### 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 and will be offered with vacant possession upon completion.

### Exchange of Contracts, Vacant Possession and Completion

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. At this point, the purchaser must provide proof of identity and source of the deposit. Cash deposits cannot be accepted due to Money Laundering Regulations. 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. Completion is to take place six weeks after the date of auction with vacant possession given upon completion.

### Environmental Schemes

The land is not currently managed within any Environmental Schemes.

## Schedule of the fields

Field Number	Hectares	Acres
NY2037 3096	2.78	6.87
NY2037 2092	2.20	5.43
<b>TOTAL</b>	<b>4.98</b>	<b>12.30</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. All prospective purchasers view at their own risk.

### 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.

### 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 ownership and maintenance responsibilities of the boundaries are indicated with the "T" marks on the sale plan. Where no "T" marks are shown, the responsibilities are unknown.

### Sale Plan

We draw your attention to the area hatched blue. This does not form part of the Title Plan but is unfenced within the field area, it is therefore excluded from the sale.



### Water

The 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 register with ourselves and provide us with proof of their identity and proof and source of funds at least 5 days before the auction. Potential bidders must also bring proof of identity and source of funds on the date of the auction in the event their bid is successful. Please contact the Land Agency office for further information.

### 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 March 2024



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