

Particulars of sale of:



**HOPE'S**  
AUCTIONEERS & LAND AGENTS

## **Grazing Rights on Caldbeck Common**

**FOR SALE BY PUBLIC AUCTION ON THURSDAY 11<sup>TH</sup> DECEMBER, 12 NOON**  
**WITHIN THE TIFFENTHWAITE RING, HOPES AUCTION MART**

### **Introduction**

Caldbeck Common (CL20) is located within the Lake District National Park and extends to 3996 Hectares.

Offered for sale are 135 Rights held in Gross on Caldbeck Common. These are for sale as a Whole. The stocking and use of these rights is restricted under the current Caldbeck Commoners' Association Agreement and Higher Level Stewardship Scheme currently in place until 30<sup>th</sup> April 2028. Further details are below.

### **Summary table detailing the Rights available**

<b>Entry No.</b>	<b>Description</b>
315	The right to graze 53 sheep only. Rights held in Gross.
318	The right to graze 47 sheep (or equivalent in cattle and horses on the basis of 2 cows = 8 sheep = 1 horse) on Caldbeck Common. Rights held in Gross.
480	The right to graze 35 sheep or their equivalent (2 cows = 8 sheep = 1 horse) or any combination of these equivalents on Caldbeck Common. Rights held in gross.

### **Caldbeck Commoners Stewardship Agreement**

The successful purchaser will be required to comply with the Caldbeck Commoners' Association Agreement and Higher Level Stewardship (HLS) Agreement and abide by the rules of the Common. Stocking rates relating to these rights are restricted under the HLS agreement and will permit the successful grazer to graze a specified number of sheep only until the end of the agreement on 30<sup>th</sup> April 2028. The number of sheep allowed to be grazed at any one time varies throughout the year, for further details on this please see the Land Agency Department.

Hopes Auction, as the selling agent, can provide details regarding the requirement of the HLS in relation to these rights. The rights may only be exercised in accordance with the Association's HLS Agreement until this date, or not used at all.

Potential purchasers are expected to contact the Caldbeck Commoners Association regarding joining the Association and to obtain further information on compliance with the HLS Agreement. The documentation required in respect of this will vary in form depending on whether the purchaser is an existing member of the Association or not. Purchasers must be aware that the Commoners' Association Agreement only protects the grazing of hefted sheep and that purchasers who do not own hefted sheep may not be able to graze until 2028 or may not qualify for payment under the Commoners' Association Agreement in certain circumstances. It is for all purchasers to establish with the Caldbeck Commoners Association in advance of the Auction how the Commoners' Association Agreement will apply to them.



## **Exchange of Contracts, Vacant Possession and Completion**

The purchaser(s) will be required to pay a 10% deposit of the purchase price on fall of the auctioneer's hammer and the contract of sale is to be signed at that time. 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. Completion is to take place within 4 weeks.

## **Money Laundering Obligations**

As a requirement of the Money Laundering Regulations (Money Laundering Terrorist Financing and transfer funds (information on the payer) regulations 2017) relating to property transactions, the Selling Agents are obliged to carry out Customer Due Diligence checks on all prospective Purchasers prior to any transaction being completed. Therefore, ALL prospective Purchasers MUST register with the sole Selling Agents prior to the Auction. Please contact the Selling Agents for information required to register.

**FOR THE AVOIDANCE OF DOUBT, NO-ONE WILL BE ABLE TO BID FOR THE LAND AT AUCTION UNLESS THEY ARE REGISTERED WITH THE SOLE SELLING AGENTS AND HAVE PROVIDED THE NECESSARY ID DOCUMENTS PRIOR TO THE AUCTION.**

## **Solicitors:**

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## **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.

The auction contract contains an indemnity relating to compliance with the terms of the Commoners' Association Agreement which will apply to all purchasers. Prospective bidders should establish that they will be able to qualify as a prospective member of the Caldbeck Commoners Association before bidding.

The Auctioneer is instructed to not allow the sale to be sub-divided. Any sale will go to one purchaser only. Any further sub-division following completion will be a matter for the purchaser to resolve.

Prepared November 2025

