

Particulars of sale of:



HOPE'S
AUCTIONEERS & LAND AGENTS

Eight Stints on Burgh Marsh

FOR SALE BY PUBLIC AUCTION ON THURSDAY 11TH DECEMBER, 12 NOON WITHIN THE TIFFENTHWAITE RING, HOPES AUCTION MART

Introduction

Burgh Marsh (CL70) extends to 1,655 acres, located near the village of Burgh by Sands on the Solway Coast in north Cumbria.

Offered for sale are 8 stints on Burgh Marsh. These are for sale In two Lots of Four Stints.

Summary table detailing the Stints available.

Entry No.	Description
148	The right to graze 6 stints (one stint equalling one beast or 2½ sheep, between 1 st May and 28 th October; sheep only to be grazed between 8 th November and 28 th March) and the right in soil to cut turf and such rights of piscary as may be appurtenant thereto on Burgh Marsh.
150	The right to graze 2 stints (one stint equalling one beast or 2½ sheep, between 1 st May and 28 th October; sheep only to be grazed between 8 th November and 28 th March) and the right in soil to cut turf and such rights of piscary as may be appurtenant thereto on Burgh Marsh.

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 of 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: Minihan McAlister Limited, Warwick Mill Business Centre, Warwick Bridge, Carlisle, CA4 8RR. Tel: 01228 217218

Important Notice

These particulars have been prepared in good faith but without responsibility on the part of the agents or their clients, and are intended 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. Prepared November 2025



Auctioneers • Surveyors • Valuers • Land Agents

Tel: (016973) 44901 ~ Email: landagent@hopesauction.co.uk

www.hopesauction.co.uk