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PARTICULARS OF SALE OF:
WOODLAND NEAR BALDWINHOLME
Carlisle

FOR SALE BY PRIVATE TREATY IN 2 SEPARATE LOTS OR AS A WHOLE

Extending to approximately 10.12 Acres (4.10 ha) or thereabouts

Lot 1 – Approximately 2.12 Acres (0.86ha)



LOT 1

Introduction / Location:

The Woodland is situated in 2 distinct blocks as shown on the attached sale/location plan to the South/West of the village of Baldwinholme.

Viewing

Prospective purchasers of the Woodland may view on foot only at any reasonable daylight hour whilst in possession of a copy of these sales particulars.

Method of Sale

The property will be offered for sale by private treaty in 2 separate lots or as a whole. Offers are to be made in writing to Ian Ritchie Land Agents Ltd. The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd. The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

General Description

Lot 1: Consists of 2 parcels of predominantly broad-leaved woodland extending in total to approximately 2.12 acres (0.86ha) or thereabouts. The 2 parcels are dissected by the public highway running from the southern fringe of the village of Baldwinholme.

Lot 2 – Approximately 8.00 (3.24ha)



LOT 2

Lot 2: Extends to approximately 8.00 Acres (3.24ha) or thereabouts. Lot 2 consists of a mixture of predominantly broad-leaved woodland together with 2 areas of open former meadow land which has been partially planted and is currently being used as a nature conservation area.

General Remarks

Access to Lot 2 has been by way of foot over the adjoining field on foot consistently for over sixty years without objection of the landowner. Access with agricultural vehicles, over the field, was regularly used up until 5 years ago. The use with agricultural vehicles was for maintenance and upkeep of the land only and not for felling purposes. 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 will be given on completion which is to take place within four weeks of exchange of contracts.

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 effecting the property.

Taxation

We understand that after two years ownership, commercially managed woodland qualifies for 100% relief from inheritance tax. Timber sales are free of all income tax and do not attract capital gains tax. In certain circumstances it is possible to roll over capital gains into the proportion of the purchase price attributable to the value of the land. Potential purchasers are advised to take their own advice from a taxation specialist.

Sporting Rights

We understand from the purchaser's solicitors that the sporting rights do not form part of the properties title. However, the vendors have confirmed that nobody has exercised sporting rights over the woodland.

Mineral Rights

The vendor's solicitors have confirmed that the mines and mineral rights do not form part of the properties title.

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.

Solicitors

If you require any information of a legal matter, please contact Maria Wright at:

Beaty & Co Solicitors
1 Victoria Place
Wigton
Cumbria
CA7 9PJ
Tel: 016973 42121
Email: info@beatysolicitors.co.uk

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 whatsoever 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 vendors reserve the right to sell the property without notice.

Lot 1	Field Number	Hectares	Acres
	5169	0.44	1.09
	5074 pt	0.42 (est)	1.03 (est)
TOTAL		0.86	2.12

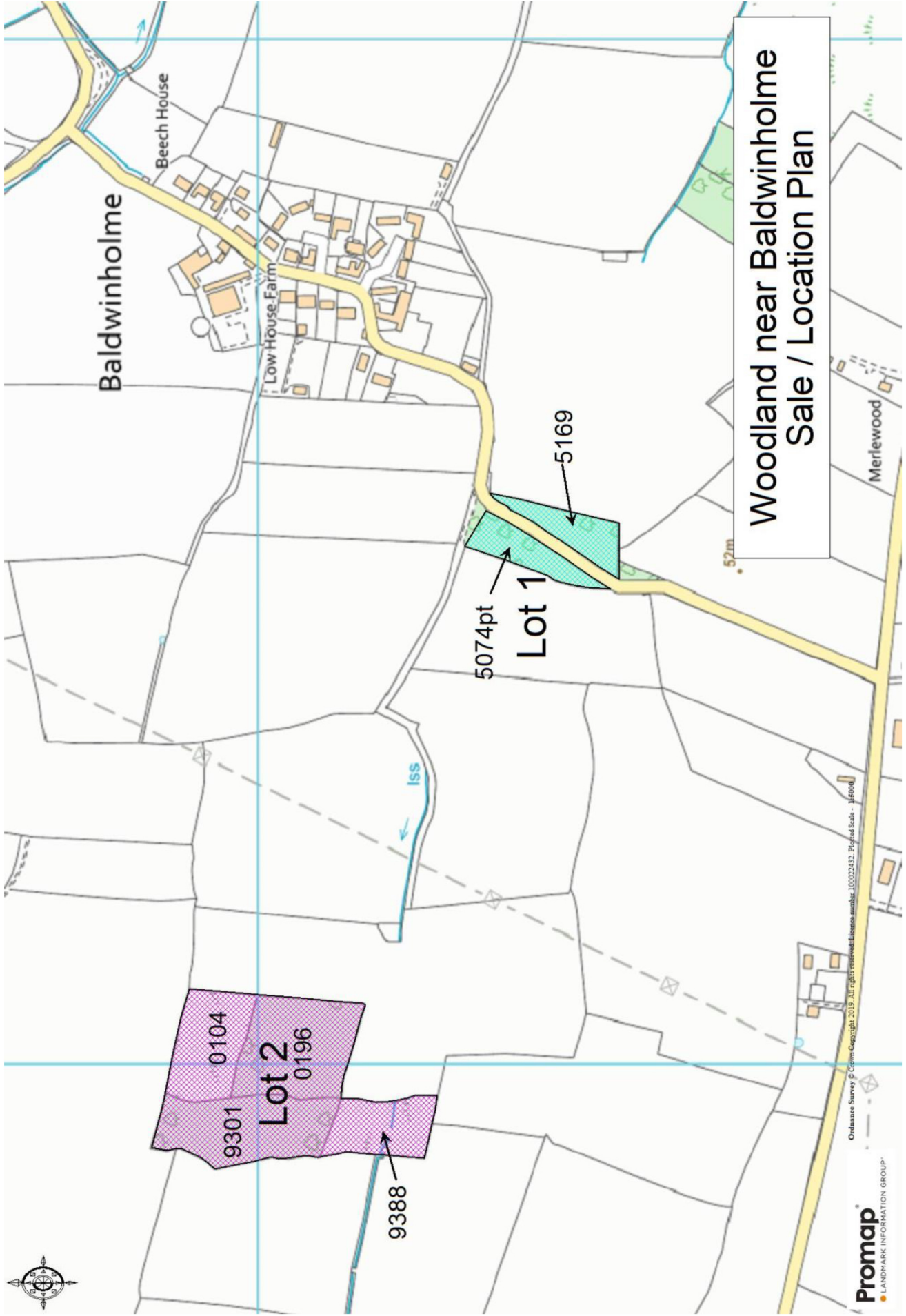
Lot 2	Field Number	Hectares	Acres
	9301	1.00	2.47
	0104	0.69	1.70
	0196	1.02	2.52
	9388	0.53	1.31
TOTAL		3.24	8.00

Grand Total		4.10	10.12
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Additional photographs and drone footage of both Lots can be viewed on our website:
www.ianritchielandagents.co.uk

Photographs obtained by vendors: August 2019

Particulars prepared: September 2019



Woodland near Baldwinholme Sale / Location Plan