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Field Number 9636 from the North



Field No's 6844/8344/9643 from the West

PARTICULARS OF SALE OF:
LAND AT AUGHERTREE, IREBY,
Wigton CA7 1EP

FOR SALE BY PRIVATE TREATY AS A WHOLE

Extending to approximately 12.57 acres (5.09 ha) or thereabouts of good quality accommodation land



Introduction / Location:

The Land is situated in a ring fence as shown on the attached sale/location plan to the west of the hamlet of Aughtertree.

Viewing

Prospective purchasers of the land 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 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

The Property extends to 12.57 acres (5.09 ha) or thereabouts. Currently the land is sown down to permanent grass land. The lot benefits from both a mains water and a private water supply. Access to the property can be taken via three different access routes. The main access route is to be through Midtown farmyard as shown on the sale plan. Access can also be taken from the south via a bridleway or via a third right of way over neighbouring land as shown on the attached sale plan.

General Remarks

Tenure

We understand that the title of the property is freehold. The land will be sold with the benefit of vacant possession.

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.

Boundary Maintenance

The maintenance liability for the property is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist, the responsibilities are not known.

Sporting Rights and Mineral Rights

We understand from the purchaser's solicitors that the sporting rights and mineral rights form part of the properties title. They are therefore included in the sale in so far as they are owned.

Fell Rights

At the time of preparation of these particulars the apportionment of fell rights had yet to be confirmed. The number of fell rights will be confirmed prior to a closing date being set.

Entitlements/Basic Payment Scheme (BPS)

The land is registered for the BPS. Entitlements for the property are to be included in the sale for the 2020 BPS year onwards for the agricultural land. Entitlements registered against the fell rights will be transferred after the fell rights apportionment has been dealt with by Cumbria County Council. This is likely to be after the 2020 BPS deadline and therefore the fell right entitlements transfer will be done separately from the land entitlements transfer as soon after completion as possible. Ian Ritchie Land Agents Ltd will transfer the entitlements at a cost to the purchaser(s) of £120 plus VAT per transfer.

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.

Solicitors

If you require any information of a legal nature, 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.

Land at Aughtertree	Field Number	Hectares	Acres
	9636	1.83	4.52
	6844/8344/9643	3.26	8.05
TOTAL		5.09	12.57

Photographs obtained by vendors: January 2020

Particulars prepared: January 2020

Land at Aughertree, Ireby, Wigton CA7 1EP
Sale / Location Plan

