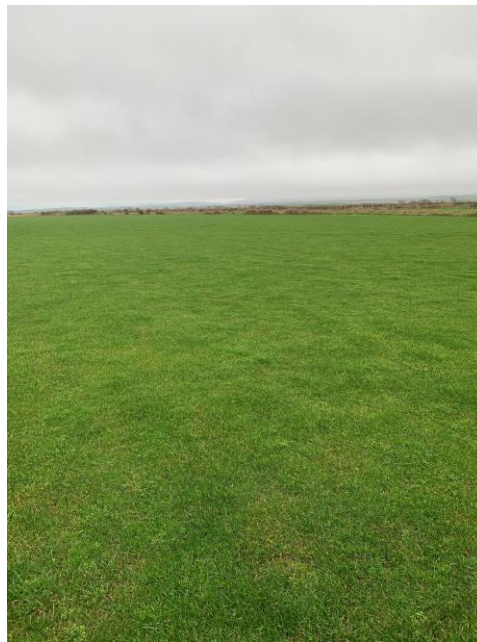




**PARTICULARS OF SALE OF:**  
**LAND NORTH OF ALLONBY,**  
Maryport

## FOR SALE BY PRIVATE TREATY AS A WHOLE

Extending to approximately 6.55 acres (2.65 ha) or thereabouts of excellent quality accommodation land



### Introduction / Location:

The Land lies in a single field enclosure adjoining the B5300 Allonby to Silloth road. It is located approximately 0.8 miles north of Allonby, approximately mid-way between Allonby and Dubmill Point.

### 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 field extends to 6.55 acres (2.65 ha) or thereabouts. Currently the land is sown down to permanent grass. The property benefits from a mains water supply and has roadside frontage along its western boundary on to the B5300 Allonby to Silloth road.

### 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 do not form part of the properties title. They are therefore excluded from the sale.

### Entitlements/Basic Payment Scheme (BPS)

The land is registered for BPS. Entitlements for the property are to be included in the sale for the 2020 BPS year onwards. Ian Ritchie Land Agents Ltd will transfer the entitlements to the purchaser for a charge of £120 plus VAT. Please be advised that RPA rules stipulate that a minimum size for a holding to claim BPS is 5 hectares. Therefore, if the purchaser does not have any other land available to claim under BPS they will not be able to claim under the scheme. In that case entitlements would not be transferred.

### 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 nature, please contact Rachel Elliott at:

Burnetts Solicitors  
Victoria House  
Wavell Drive  
Rosehill  
Carlisle  
Cumbria  
CA1 2ST  
Tel: 01228 552222  
Email: re@burnetts.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 Allonby	Field Number	Hectares	Acres
	3120	2.65	6.55
<b>TOTAL</b>		<b>2.65</b>	<b>6.55</b>

### Sole Agents

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# Land North of Allonby, Maryport Sale/Location Plan

