



PARTICULARS OF SALE OF:
LAND OFF BEECH CROFT,
WIGTON CA7 9QA

FOR SALE BY PRIVATE TREATY AS A WHOLE

Extending to approximately 2.72 acres (1.10 ha) or thereabouts of land suitable for equestrian use with possible planning potential.



Introduction / Location:

The Land lies within a ring fence between Beech Croft, Wigton and Wigton Bowling Club as shown on the attached sale plan. The directions of the property are as follows:

Turn off High Street onto George Street. Take the first left onto William Street and carry on round the right-hand corner. Take the first right onto Beech Croft. Access into the field can be taken via the railings located behind the row of garages.

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 land extends to approximately 2.72 acres (1.10 ha) or thereabouts. Currently the land is sown down to permanent grass and may be suitable for equestrian use. The property is watered by runner. In the past the land formed part of a planning application under Allerdale Borough Council planning reference 2/2013/0664 for it to be developed for residential use. However, the planning application never came to fruition. No further enquiries have been made with Allerdale Borough Council and therefore any prospective purchasers who may be interested in developing the site should make their own enquiries direct to Allerdale Borough Council, Allerdale House, Workington CA14 3YJ Telephone 0303 123 1702.

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.

Overage/Clawback

The Property will be sold subject to overage/clawback provisions for a 20-year period whereby the vendors and their successors in title will be entitled to 15% of the increase in value of the Property over and above its agricultural value in the event of any future development potential. Payment of the overage due to the vendors will be due upon the grant of planning permission for such development. Anyone seeking further clarification on the overage/clawback clause should make contact with the vendors solicitor, Richard Miller of Burnetts.

Entitlements/Basic Payment Scheme (BPS)

The land is not registered for BPS. Therefore, there are no BPS entitlements included in the sale.

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.

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 off Beech Croft	Field Number	Hectares	Acres
	1	1.10	2.72
TOTAL		1.10	2.72

Solicitors

If you require any information of a legal nature, please contact Richard Miller at:

Burnetts Solicitors
Victoria House
Wavell Drive
Rosehill Industrial Estate
Carlisle
CA1 2ST
Tel: 01228 552222
Email: rm@burnetts.co.uk

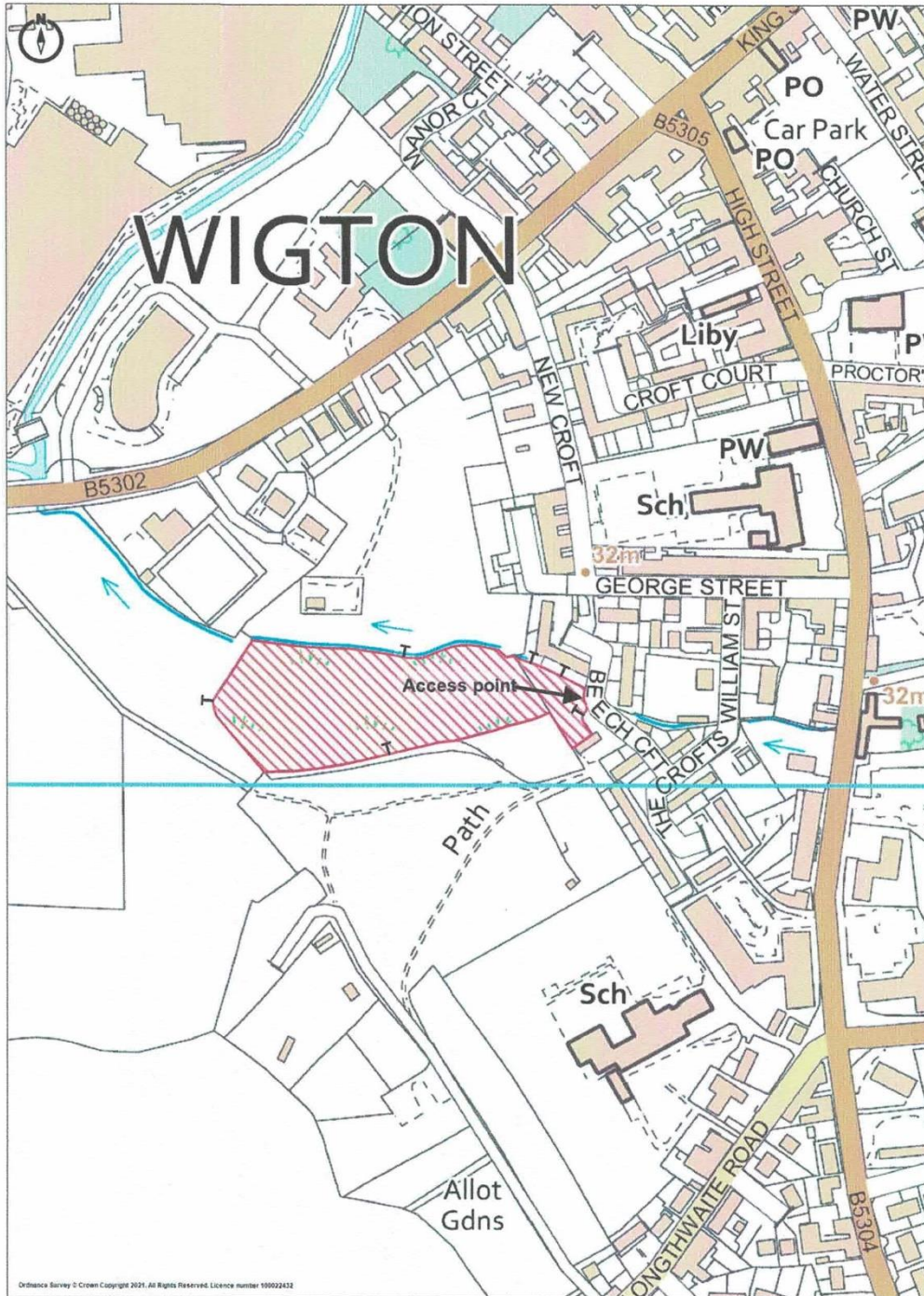
Sole Agents

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Particulars prepared: April 2021

Land off Beech Croft, Wigton, CA7 9QA

Sale Plan



Promap
LANDMARK INFORMATION

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Licence number 100022432
Plotted Scale - 1:3500. Paper Size - A4

R Ian Ritchie
Land Agents

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