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Particulars of sale of:
Land at Stockdalewath,
Carlisle CA5 7DN

FOR SALE BY PRIVATE TREATY AS A WHOLE

Extending to approximately 16.85 acres (6.82 ha) or thereabouts.



Introduction / Location

The land at Stockdalewath is situated in open countryside to the southeast of the village of Stockdalewath as shown on the attached sale plan.

Directions

From the village of Stockdalewath follow the public highway in a south easterly direction towards Knight's Lodge. After approximately 400m the land is located on the south side of the road as per the attached sale plan.

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.

Viewing

The property can be viewed on foot only at any reasonable daylight hour whilst in possession of a copy of these sales particulars.

General Description

The property extends to approximately 16.85 acres (6.82 hectares) or thereabouts. The Lot has roadside frontage along its northern boundary as shown on the attached sale plan. The agricultural area of land extends to approximately 15.1 acres or thereabouts which, according to calculations based on RPA maps has an area of permanent grass land extending to approximately 2.9 acres with the remaining area of agricultural land being classified by the RPA as arable. The Lot also has a further 1.75 acres or thereabouts of predominantly broadleaved woodland. The Lot is watered by a natural supply from Bassen Beck. The main part of the agricultural land on the Lot was down to Winter Barley which has now been harvested. The Lot will be left in stubble.

Field No	Ha	Ac
3874	6.11	15.10
1971 (wood)	0.07	0.17
3860 (wood)	0.61	1.58
TOTAL	6.82	16.85

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 of sale.

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 ongoing 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.

Basic Payment Scheme (BPS) / Entitlements

All the agricultural land has been used by the vendors to claim BPS for the 2021 scheme year. The purchaser(s) will be bound to abide by the rules of cross compliance so that penalties are not imposed by the Rural Payments Agency (RPA) and will indemnify the vendors for any breaches up to the 31st December 2021.

A total of 6.10 Non-SDA Entitlements for the BPS 2022 scheme year onwards will be transferred to the purchaser(s) of the property if they so desire. All transfers are to be undertaken by Ian Ritchie Land Agents Ltd and will be charged at £150 plus VAT per transfer at the purchaser(s) expense.

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.

Solicitors

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

Cartmell Shepherd Solicitors (Mark Jackson)
Montgomery Way
Rosehill Industrial Estate
Carlisle
CA1 2RW
Tel: 01228 514077
Email: mark.jackson@cartmells.co.uk

Sole Agents

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Particulars prepared: August 2021

Land at Stockdalewath Sale Plan

