

REF: A7/ REVISED

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Particulars of sale of:
Land at Kingside Hill
Silloth, Wigton CA7 4PN

FOR SALE BY PRIVATE TREATY AS A WHOLE

Extending to approximately 12.43 acres (5.03 ha) or thereabouts of good quality mowing and grazing land



Introduction / Location:

The land lies in open countryside at Kingside Hill with roadside access onto the B5302. The land is currently sown down to grass and has been used as mowing land.

Directions

From the A596 at the western end of Wigton bypass take the B5302. Proceed through Abbeytown and head towards Calvo. At Kingside Hill the land lies on the southwestern side of the road as shown on the attached sale plan which forms part of these 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 12.43 acres (5.03 ha) or thereabouts. Currently the land is sown down to permanent grass and has been used as mowing land. The two field enclosures currently have a mains water supply, but the trough in field 5565pt will be disconnected by the vendor after exchange of contracts and prior to completion of sale. The water supply in field 3666/4757 will remain. Field 5565pt has roadside frontage onto the B5302. Field 3666/4757 can be accessed from a shared occupation lane to the south although the main access to it is from the roadside field. Situated in the north-western corner of 3666/4757 are a set of old livestock handling pens. Please take note that the fence line marked A B on the sale plan currently does not exist. However, after sales contracts have been exchanged and prior to completion the vendors will erect a stockproof fence. The vendors will retain a right of way to take access to and to maintain septic tanks serving the houses to the south of the property. Full details of the right of way can be obtained from the vendors solicitors.

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.

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. 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.

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.

Basic Payment Scheme (BPS) / Entitlements

The land is registered for BPS purposes and the vendors will be retaining any payments claimed under the 2021 BPS scheme year. BPS entitlements for use in 2022 onwards will be included in the sale. The transfer of entitlements will be undertaken by Ian Ritchie Land Agents at a charge to the purchaser(s) of £150 plus VAT.

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 at Kingside Hill	Field Number	Hectares	Acres
	5565pt	2.60(est)	6.43(est)
	3666/4757	2.43	6.00
TOTAL		5.03	12.43

Solicitors

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

Bell Park Kerridge Solicitors
Clifford Court
Parkhouse Road
Carlisle
CA3 0JG
Tel: 01228 888999
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Sole Agents

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Land at Kingside Hill, Silloth, Wigton CA7 4PN

