



Particulars of sale of:
Land at Scales
Berrier, Penrith CA11 0XE

FOR SALE BY PRIVATE TREATY AS A WHOLE

Extending to approximately 38.58 acres (15.62 ha) or thereabouts of excellent quality accommodation land.



Introduction / Location:

The land lies in open countryside at Scales, Berrier within the Lake District National Park as shown on the attached sale plan. All of the land is currently sown down to grass and has been used for the grazing of both cattle and sheep in the past. Several of the field enclosures have been kept winter free and the land is in good heart.

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

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 Description

The land extends to approximately 38.58 acres (15.62 hectares) or thereabouts to include an access track leading from the public highway as shown on the sale plan. Please take note that the vendor will reserve a right of way along the track marked A - B for all purposes to gain access to land being retained to the west and northwest of the access track. All of the land is sown down to permanent grass which has been used for the grazing of both cattle and sheep. The land has a shared water supply with land being retained by the vendors. After exchange of contracts and prior to completion of sale the vendor will install a submeter to serve the land being sold. Thereafter the vendor will charge the purchaser of the land the standard United Utilities rate for each cubic metre of water flowing through the submeter. The vendor will also share the standing charge of the mains meter on a 50/50 basis with the purchaser. The vendor will issue an invoice for the water flowing through the submeter which is to be paid within 14 days. If the bill is not paid the vendor will have the right to disconnect the water supply with immediate effect.

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

Assuming that the sale is completed prior to Monday 16th May 2022 the BPS entitlements for use in the 2022 BPS scheme year will be included in the sale. If however, the sale completes after the above date the vendors will claim the 2022 BPS and will retain the payments for the 2022 scheme year. Thereafter entitlements will be transferred for the 2023 scheme year. Any transfers of entitlements will be undertaken by Ian Ritchie Land Agents Ltd at a charge to the purchaser(s) of £200 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 Scales	Field Number	Hectares	Acres
	Access Track	0.24(est)	0.59(est)
	8661	2.21	5.46
	8177	5.57	13.76
	7764	0.17	0.42
	7072	0.26	0.64
	6662	3.40	8.40
	6077	1.94	4.79
	4863	1.83	4.52
TOTAL		15.62	38.58

Solicitors

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

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Particulars prepared: March 2022

Land at Scales, Berrier, Penrith, CA11 0XE Sale Plan

