



Guide Price £75,000

Particulars of sale of:

Land and Buildings
Near to Torpenhow, Wigton
Cumbria
CA7 1JU

FOR SALE BY PRIVATE TREATY AS A WHOLE

Extremely useful range of agricultural buildings together with adjoining paddock extending in total to approximately 0.90 acres (0.36 hectares) or thereabouts.

Introduction / Location:

The property lies with roadside frontage along its eastern boundary onto the public highway running from the A595 to Torpenhow as shown on the attached sale plan.

The What3Words location of the access to the property is [relies.crumbles.incorrect](https://www.what3words.com/)

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

Viewing of the property is to be strictly by appointment with the Sole Agents, Ian Ritchie Land Agents Ltd, Shannondale, Newbiggin, Penrith CA11 0HT.

Tel: 07885 813 686 or 07719 470 597.

Email office@ianritchielandagents.co.uk

Guide Price

The property has a guide price of £75,000 for the buildings and land extending as a Whole to 0.90 acres (0.36 ha) or thereabouts.

General Description

The property as a whole extends to 0.90 acres (0.36 hectares) or thereabouts. The property consists of an area of hard standing together with a round bale storage area together with various agricultural buildings and an adjoining paddock. The property is currently in full agricultural use but may be suitable for other uses subject to any necessary planning consents for change of use. The agricultural buildings on the property can be described as follows:

Buildings

Cattle Loose House 5.30m max x 11.30m max of concrete block construction under box profile sheeted monopitch roof. Concrete floor.

Dutch Barn with full length Lean-to.

Approximately 18.30m x 10.50m. The building has a concrete floor, partial concrete block walls, corrugated steel sheet roof. Used as workshop and machinery storage area complete with inspection pit and 20-foot shipping container fitted out with racking.

6 Bay Cattle Loose House. Approximately 30.40m x 5.20m max. Monopitch box profile steel sheeted roof. Concrete block walls. Concrete floor. Part clad with steel box profile vent air sheeting. Open front elevation with tubular steel feed barrier in 2 bays. Separate access into adjoining field.

Adjoining Cattle Loose Box 11.10m max x 5.80m max of concrete block construction under dual pitch box profile steel sheet roof. Box profile steel sheet cladding. Part concrete floor.



Land

The paddock on the property adjoins the buildings and is currently sown down to grass. The property benefits from a shared mains metered water supply.



General Remarks

Tenure

The property 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 (footpaths, bridleways, 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 other 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 Clause

The property is to be sold subject to an overage/clawback clause. A payment of 20% of the increase in value of the property above agricultural value will be payable to the vendors. The clause is to last for 25 years from the date of completion of the sale. The trigger for the overage will be on grant of planning approval or at the point of any material change of use of the land. The overage clause would not be triggered by the construction of an agricultural building but would be by any type of house or for a change of use away from agriculture. Further details on the clause will be available from the vendors solicitors by specific request.

Basic Payment Scheme (BPS) / Entitlements

There are no Basic Payment Scheme entitlements included within the sale.

Purchaser Registration

As part of Government Anti-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.

Further Photographs

Additional photographs of the property can be viewed on our website. The website address is www.ianritchielandagents.co.uk. From the Home page, select 'Properties for Sale' and then click on the text saying 'Land & Buildings near Torpenhow' which is located to the right of the photograph of the property. From here the particulars and additional photographs of the property can be downloaded and viewed.

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 the vendors solicitors:

Burnetts Solicitors (Rachel Elliott)
Victoria House
Wavell Drive
Rosehill Ind Est
Carlisle
CA1 2ST
Tel: 01228 552222
Email: re@burnetts.co.uk



Sole Agents

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Land and Buildings near Torpenhow

