



Particulars of sale of:
Land at
Kirkandrews-on-Eden
Carlisle, CA5 6DJ

FOR SALE BY PRIVATE TREATY IN 2 LOTS OR AS A WHOLE

Extending to approximately 32.51 acres (13.16 ha) or thereabouts as a whole

Sown down to permanent pasture – Possibly suitable for equestrian use.

Lot 1 – 12.25 acres (4.96 ha) with mains water

Lot 2 – 20.26 acres (8.20 ha) with mains water



Introduction / Location:

The land lies in open countryside south of the village of Kirkandrews-on-Eden as shown on the attached sale plan.

Method of Sale

The property will be offered for sale by private treaty in two Lots or 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 lies in two adjoining Lots as shown on the attached sale plan. Both Lots have mains water supplies and can be accessed direct from the public highway.

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.

Tenure

We understand that the title of the property is freehold. The land will be sold with the benefit of vacant possession.

Lot 1 extends to 12.25 acres (4.96 ha) or

thereabouts and is watered by a mains supply. The two field enclosures have roadside frontage along their western boundary onto the side road leading from Kirkandrews-on-Eden back to Moorhouse. The what3words location of the access point to the Lot is wrong.soups.together
The lot has a guide price of £147,000.

Lot 2 extends to 20.26 acres (8.20 ha) or

thereabouts. The Lot is accessed from the main road located within Kirkandrews-on-Eden as shown on the attached sale plan. The residential properties known as Sunnyside and Ewhurst have a right of way over the access track. The three field enclosures are sown down to permanent pasture. Included within the Lot is a former dismantled railway line which in total extends to approximately 5 acres and is now reverting to nature with areas of trees and scrub located within it providing potential for this area to be enhanced to form a substantial wildlife corridor. The what3words location of the access point to the Lot is thrusters.squabbles.trio

The lot has a guide price of £172,000.

General Remarks

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, world heritage sites, 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

The agricultural land has been used by the vendors to claim BPS for the 2022 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 2022.

Entitlements for the BPS 2023 scheme year onwards will be transferred to the purchaser(s) of each Lot if they so desire. All transfers are to be undertaken by Ian Ritchie Land Agents Ltd and will be charged at £250 plus VAT per transfer at the purchaser(s) expense.

RPA rules stipulate that a minimum size for a holding to claim BPS is 5 hectares. Therefore, if the purchaser(s) of Lot 1 does not have any other land to claim under the BPS they will not be able to claim under the scheme and in this case, entitlements will not be transferred.

Purchaser Registration

As part of the 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.

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 Lots	Field Number	Hectares	Acres
Lot 1	1982	1.22	3.01
	2197	3.74	9.24
Lot 1 total		4.96	12.25
Lot 2	2415	3.50	8.65
	3416	2.66	6.57
	3903	2.04	5.04
Lot 2 total		8.20	20.26
GRAND TOTAL		13.16	32.51

Solicitors

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

Cartmell Shepherd Solicitors
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Land at Kirkandrews-on-Eden

