



# HOPES

**Auctioneers • Surveyors • Valuers • Land Agents**

Tel: (016973) 44901 ~ Email: [landagent@hopesauction.co.uk](mailto:landagent@hopesauction.co.uk)

[www.hopesauction.co.uk](http://www.hopesauction.co.uk)

**By Direction of the Owners**

**Particulars of Sale of**

## **Land near Tracentree, Rosley, Wigton**

**A single field enclosure extending  
in total to 7.64 acres (3.09ha) or thereabouts.**

**FOR SALE BY PRIVATE TREATY**

**Sole Agents:**

Hopes Auction Company Limited  
Syke Road  
Wigton  
Cumbria  
CA7 9NS  
Tel: 016973 44901

**Solicitors:**

Atkinson Ritson  
32 High Street  
Wigton  
Cumbria  
CA7 9PE  
Tel: 016973 43241  
Fax: 016973 44820

## **General Description**

The single field enclosure of grazing offers a sound parcel of quality land extending to 7.64 acres (3.09ha) or thereabouts. The land benefits from roadside frontage, a metered water supply and is well fenced all round.

## **Location/Directions**

Please refer to sale/location plan attached to these particulars for full details.

## **Viewing**

Viewing is to occur, on foot only, at any reasonable time with possession of these particulars constituting authority to view.

## **Method of Sale**

The property will be offered for sale by Private Treaty. Offers are to be made in writing to the Sole Agent. A closing date for offers has been set for 12 noon on Tuesday 29<sup>th</sup> May, 2018. Offers should be submitted in a sealed envelope marked 'Offer for Land near Tracentree' and should be marked for the attention of the Land Agency Department.

## **General Remarks**

### **Tenure**

We understand that the title of the property is freehold.

### **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 three 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 which is to take place within three weeks of exchange of contracts.

### **Basic Payment Scheme Entitlements**

These are specifically excluded from the sale. The Purchaser will be bound to farm the land according to Basic Payment Scheme Rules and to cross comply. The Purchaser will indemnify the Vendor against any claim from the Rural Payments Agency (RPA) for any breaches of cross-compliance.

### **Ingoings**

There are to be no ingoing claims.

### **Quotas**

No quotas of any kind are included in the 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 etc) whether public or private and whether constituted in the title deeds or not. The purchasers 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.

### **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.

## **SCHEDULE OF FIELDS**

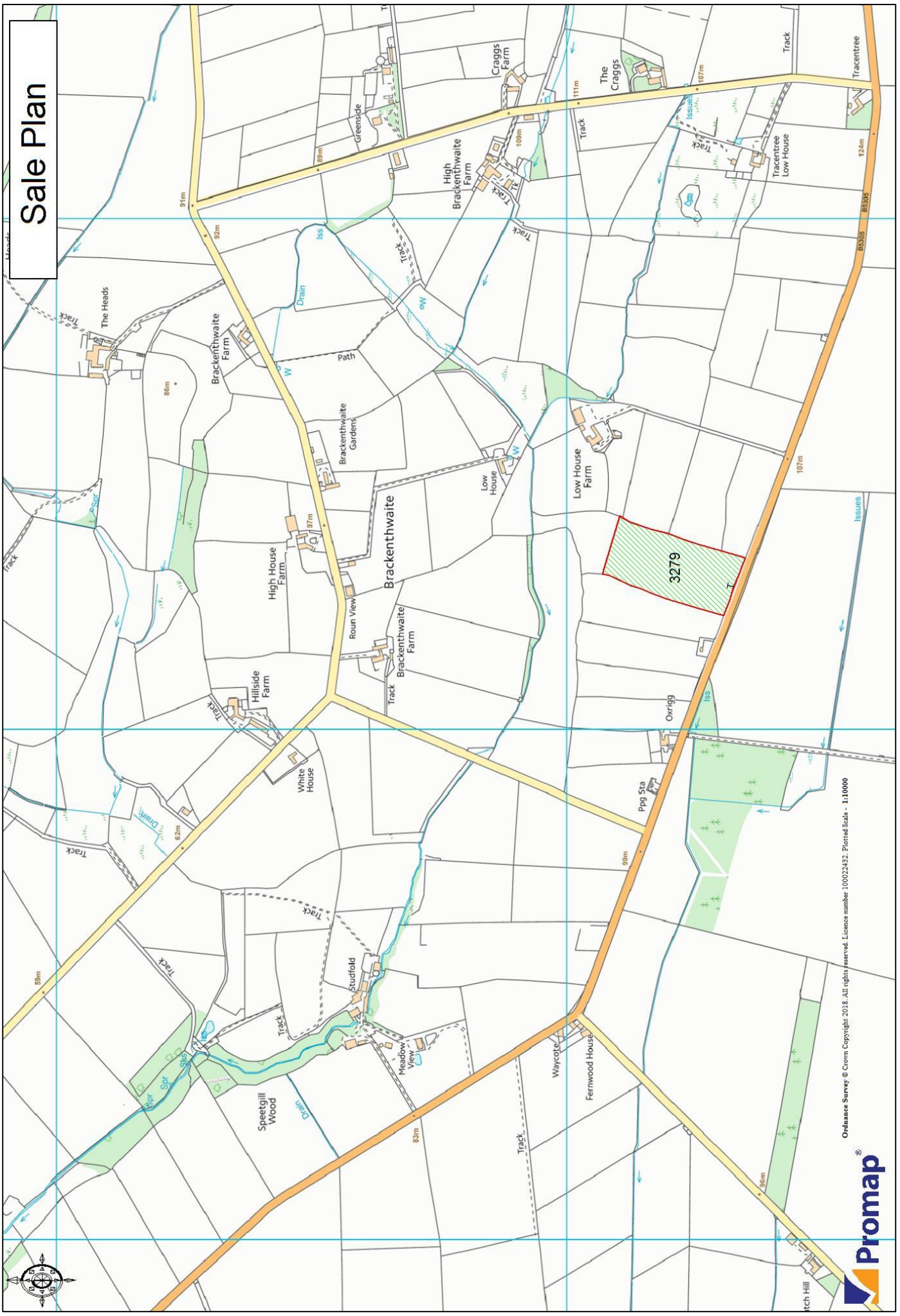
<b>Field Number</b>	<b>Hectares</b>	<b>Acres</b>
<b>3279</b>	<b>3.09</b>	<b>7.64</b>
<b>TOTAL</b>	<b>3.09</b>	<b>7.64</b>

### **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 whatever 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 Vendor Reserves the right to sell the property prior to the closing date without notice.

Particulars prepared April 2018

# Sale Plan



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