

Our ref: SD/HD101

Your ref:

Date: 13 March 2017

Dear

Land at Hethersgill

Many thanks for your recent interest in the above property, I write to confirm that a closing date for receipt of offers has been set for 12.00 noon Monday 27th March 2017. Please find enclosed an offer form for submission of offers to be sent along with proof of funding to:

Shirley Dodd
H&H Land and Property
Borderway,
Rosehill,
Carlisle
CA1 2RS
Fax: 01228 588795
E: shirley.dodd@hhland.co.uk

If your offer form and proof of funding is sent via email please call me on 01228 406274 to ensure it has been received prior to the closing time.

If you have any queries please do not hesitate to contact me.

Yours sincerely

Shirley Dodd

Shirley Dodd
shirley.dodd@hhland.co.uk

H&H Land and Property Ltd

Borderway, Rosehill, Carlisle, Cumbria CA1 2RS T: 01228 406260 E: info@hhland.co.uk

Also at: Aykley Heads Business Centre, Durham DH1 5TS T: 0191 370 8530

Incorporating **H&H King**, 12 Lowther Street, Carlisle, Cumbria CA3 8DA T: 01228 810799

www.hhland.co.uk

Regulated by RICS. Registered in England No: 3780434. Registered Office: Borderway Mart, Rosehill, Carlisle, Cumbria CA1 2RS

**Offer Form – Land at Hethersgill
SUBJECT TO CONTRACT**

Name:	
Address:
Contact Details	Tel:
	Email Address:
Solicitors Details
I wish to offer for the Land at Hethersgill	
£.....	
(Please also write the sum in words)	
Please confirm how your offer is funded	
Signed:..... Dated:	

**Return to: Shirley Dodd, H&H Land and Property, Borderway, Rosehill, Carlisle
CA1 2RS no later than 12.00 noon Monday 27th March, 2017**



LAND AT HETHERSGILL CARLISLE CA6 6HF

A productive block of Grade 4 grazing and mowing land comprising 17.32 acres (7.01ha).

**For Sale by Private Treaty
Guide Price £99,000**



Location

The land is situated approximately 1 mile east of Hethersgill village and about 15 miles north east of Carlisle.

Directions

From Carlisle travel on the A7 north for approximately 3 miles then turn right at Blackford. Continue on this road and turn right at the junction. At Smithfield crossroads turn left towards Hethersgill. Continue to Hethersgill and at the crossroads go straight over. The land is situated on the left after approximately 1 mile.

The land is accessed direct from the public highway.

Description of Land

A useful block of grazing/mowing land benefitting from a mains water supply. The property is accessed directly from the roadside.

The land is bounded by a mixture of hedges and post and wire fences. The boundaries are in a generally good condition.

Tenure

The property is offered for sale as a whole with vacant possession upon completion.

Basic Payment Scheme

There are 7.01 SDA entitlements for the land, which are included in the sale.

Environmental Schemes

The land is not subject to any stewardship schemes.

Sporting and Mineral Rights

The sporting and mineral rights are included in the sale insofar as they are owned.

Method of Sale

The land is offered for sale by Private Treaty, as a whole. The seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

Burdens

The property is sold subject to all rights including rights of way, whether public or private rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Buyers will be held to have satisfied themselves as to the nature of such burdens and for further details are advised to contact the Sellers Solicitor: Joanne McKenzie, Burnetts, Montgomery Way, Rosehill, Carlisle CA1 2RW.

Services

There are mains water supplies to the land.

Field No.	Ha	Acres	Description
NY4967 5858	3.46	8.55	Grazing/Mowing
NY4967 7859	3.55	8.77	Grazing/Mowing
Total	7.01	17.32	

Viewing

Viewing is permitted at any reasonable time with the possession of a set of these particulars constituting authority to view. Anyone viewing is respectfully asked to ensure that any gates are securely closed on leaving the land.

Exchange of Contracts and Completion

Exchange of contracts, it is anticipated, shall take place within one month of an offer being accepted. The Buyer, at this point, will be required to pay a deposit amounting to 10% of the purchase price. The deposit will be non-returnable in the event of the Buyer being unable to complete the sale for any reasons not attributable to the Sellers or their agents.

Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic id, ie driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: call into our office with, or post to us, the original documents for us to copy; or a certified copy provided via your solicitor

IMPORTANT NOTICE

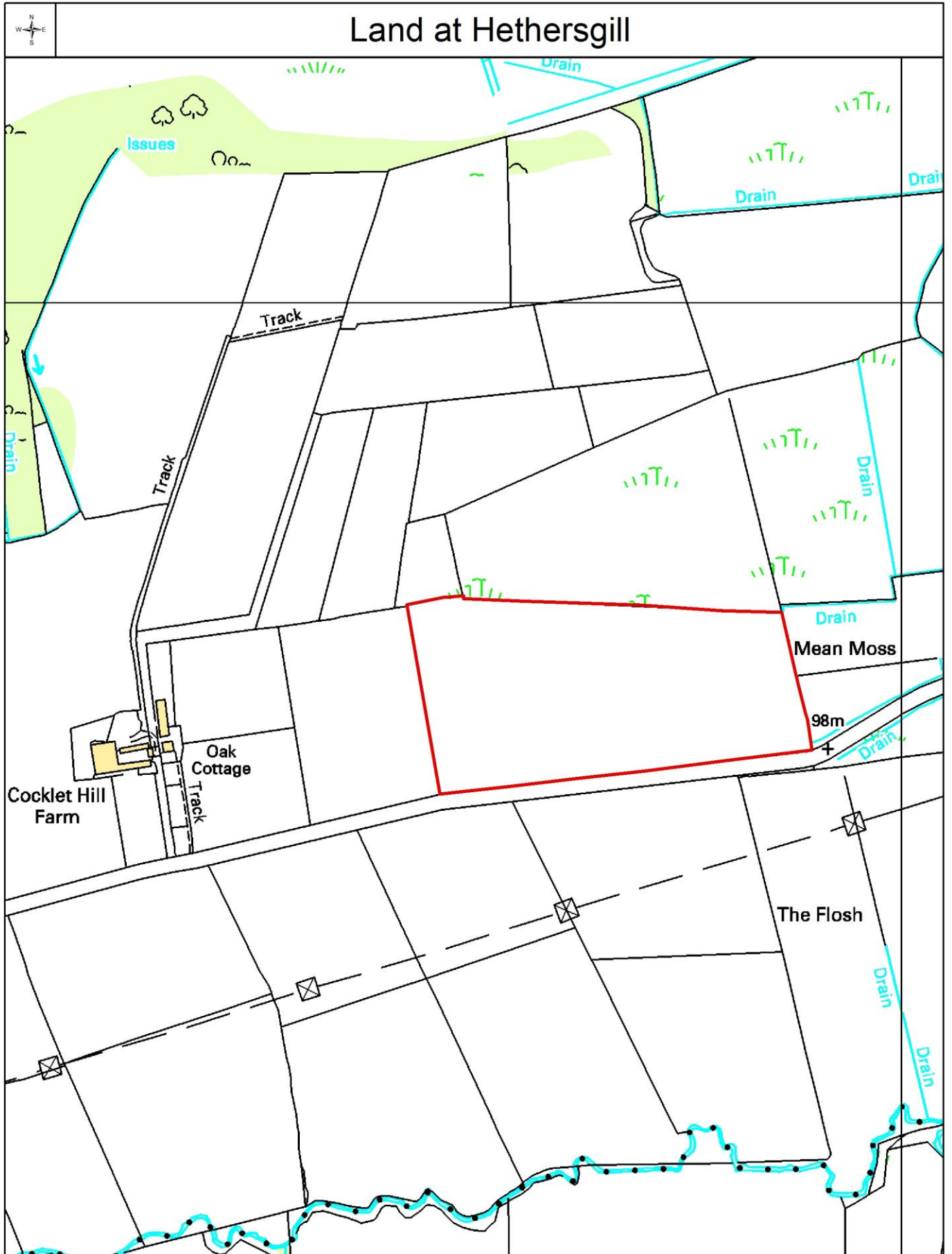
H&H LAND AND PROPERTY Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of H&H LAND AND PROPERTY Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND AND PROPERTY Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND AND PROPERTY Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND AND PROPERTY Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **February 2017**

Land at Hethersgill



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Date: February 2017
Our Ref:
Plan No: 1
Scale @ A4:
Illustration Only



Borderway, Rosehill, Carlisle, CA1 2RS Tel: 01228 406260 www.hhland.co.uk