



LAND & DILAPIDATED BUILDING, LINSTOCK CARLISLE CA6 4PY

A single field enclosure extending to 5.91 acres (2.39ha) together with a building which is currently in a dilapidated state but could be renovated into a modern shed for business use or stables, subject to the relevant consent.

**For Sale by Public Auction at 1.30pm Wednesday 12th April 2017 at
Borderway Mart
Guide Price £50,000**



Location

The land is conveniently located on the outskirts of the village of Linstock within easy access of the A689 or the City of Carlisle.

Directions

From Junction 42 of the M6 follow the A689 heading towards Brampton/Newcastle, at the first roundabout take the second exit signposted Linstock, Continue on this road passed the village of Linstock. The access road to the land is on the right hand side immediately after crossing the motorway bridge.

Alternatively access can be gained through Rickerby Park with the access lane on the left hand side just prior to the motorway bridge

Description

An excellent single field enclosure extending to 5.91 acres (2.39ha) of good quality grazing/mowing land. The sale also includes an access road and land upon which stands a dilapidated building, this area extends to 0.12 acre (0.05 ha). The site upon which the building is currently situated could be used to erect a new modern shed for business use, subject to relevant consents, or alternatively stables, etc. The Sellers have previously had architects drawings undertaken for this purpose but have not pursued the matter further with the planning authority.

Nitrate Vulnerable Zone

The land is not situated within a nitrate vulnerable zone

Tenure

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

Basic Payment Scheme

The land is not registered for the Basic Payment Scheme.

Environmental Schemes

The land is not subject to any stewardship schemes.

Sporting & Mineral Rights

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

Services

The land benefits from a mains water supply.

Viewing

Viewing of the land 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.

NB: Access is prohibited to the building due to its dilapidated state and H&H Land and Property and the Sellers accept no liability in the event of this not being adhered to.

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 Purchasers will be held to have satisfied themselves as to the nature of such burdens and for further details are advised to contact the Vendor's Solicitor: Diane Barnes, Burnetts, Montgomery Way, Rosehill, Carlisle.

The owner of the field to the North West of the subject field has a right of way along the South Western boundary.

A copy of the Legal Pack is available by contacting the Seller's Solicitor.

Method of Sale

The property is offered for sale by Public Auction as a whole on Wednesday 12th April 2017 at 1.30pm in Ring 1, Borderway Mart, Rosehill, Carlisle CA1 2RS. The Sellers reserve the right to exclude any of the property shown, sell the property before hand or to generally amend the particulars.

Exchange of Contracts and Completion

The Buyer will be required to pay a deposit amounting to 10% of the purchase price on the fall of the auctioneer's hammer, at which point exchange of contracts will take place. (The deposit will be non-returnable in the event of the Buyer being unable to complete a sale for any reasons not attributable to the Seller or their Agents). It is anticipated that completion will take place on or before Wednesday 10th May 2017.

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.

Definitions of Guide Price and Reserve Price

Guide Price: An indication of the Sellers's current minimum acceptable price at Auction. The guide price or range of guide prices is given to assist prospective Buyers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the Seller and the Auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the Seller at any time up to the day of the Auction in light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition below). Both the guide price and reserve price can be subject to change up to and including the day of the Auction.

Reserve Price: The Seller's minimum acceptable price at Auction and the figure below which the Auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the Seller and Auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of the Auction.

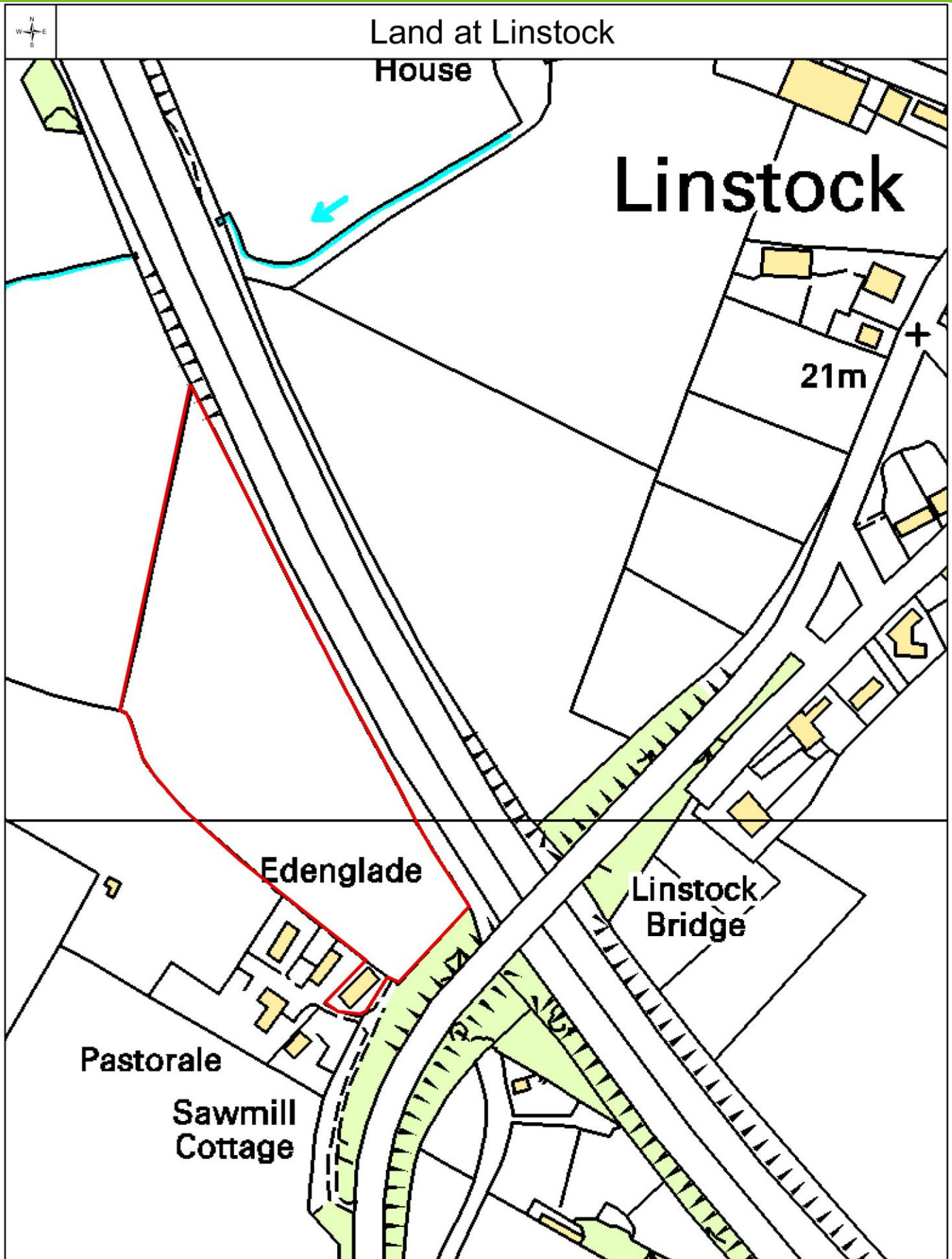
IMPORTANT NOTICE

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.**



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