



LAND AT WESTNEWTON ASPATRIA CA7 3PE

A productive block of Grade 3 grazing/mowing land benefiting from roadside access extending to 35.16 acres (14.23ha).

**For Sale by Public Auction 1.30pm Wednesday 12th April 2017
Guide Price: £375,000**



Location

The land at Westnewton is located approximately 1 mile outside the village of Westnewton. Aspatria is approximately 3 miles to the south whilst Wigton is approximately 9 miles to the east. The land is situated in the County of Cumbria.

Directions

From the A596 heading west enter Aspatria and turn right on North Road towards Westnewton. After 1 mile bear left into the village of Westnewton. Continue through the village and approximately 1 mile after leaving the village the land is situated on the right.

Description of Land

The land comprises 3 field enclosures extending to 35.16 acres (14.23 ha) which are currently down to pasture. The land has the benefit of roadside access, is well fenced and is serviced by a mains water supply.

Tenure

The property is offered for sale Freehold with Vacant Possession being given on completion.

Basic Payment Scheme

The land is registered for Basic Payment purposes. The Entitlements are included in the sale, and will be transferred to the successful Buyer(s).

The cost of transferring these entitlements will be £250 + VAT, payable by the Buyer(s).

Environmental Scheme

The land is not entered into any Stewardship Schemes.

Sporting and Mineral Rights

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

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: Milburns Solicitors 3-5 Main Street Cockermouth, Cumbria, CA13 9LE

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

Services

The land benefits from a mains water supply.

Field No.	Ha	Acres	Description
1	5.09	12.58	Cropping/Mowing/Grazing
2	8.22	20.31	Cropping/Mowing/Grazing
3	0.92	2.27	Grazing
Total	14.23	35.16	

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.

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**

