



## **PARKHEAD QUARRY & ADJOINING LAND CALDBECK CA5 7HH**

Former quarry site and surrounding land extending in total to 46.75 acres (18.92ha) with excellent access and hardcore tracks to the perimeter of the quarry. The land may be suitable for a variety of uses ranging from agricultural grazing or, subject to relevant consents, landfill or the tourism industry.

**For Sale as a Whole by Public Auction at 1.30pm on  
Wednesday 8<sup>th</sup> August 2018 in Ring 1 at Borderway Mart  
Guide Price £80,000**



### Location

The land is located in stunning rural countryside approximately 5.3 miles North of the village of Caldbeck, 11 miles to Carlisle City Centre and 10.5 miles from Junction 42 of the M6.

### Directions

From Junction 42 of the M6 take the exit signposted Dalston, Go straight over the staggered crossroads and follow this road to Bridge End Dalston, at the T junction turn left and follow signs for Caldbeck, pass through the village of Welton. At the crossroad continue straight over and continue passed Steadmans and up the hill pass Fell Hill Pods, turn left at the T junction that indicates a no through road, the entrance to the land is on the left hand side.

### Description

An extensive block of land extending in total to 46.75 acres (18.92ha) which includes the site of the former Parkhead Quarry which has excellent hardcore tracks to the perimeter, together with good quality grazing land.

The site lends to a variety of uses ranging from the existing agricultural use for grazing stock or could be utilised within the tourism industry, such as camping/caravan site, subject to obtaining the relevant planning consents.

### Restoration

The quarry underwent a full 5 year Restoration Scheme. The work is fully complete and approval has been granted by Cumbria County Council.

### Entitlements

The land is not registered for Basic Payment purposes.

### Environmental Schemes

The land is not entered into any Schemes.

### NVZ

The land is in a Nitrate Vulnerable Zone.

### Tenure

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

### 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.

### 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: Mr S Neal, Ison Harrison Solicitors, Duke House, 54 Wellington Street, Leeds LS1 2EE.

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

Field No.	Hectares	Acres	Description
1	11.24	27.77	Quarry and Grazing
2	3.18	7.85	Grazing
3	0.84	2.09	Grazing
4	0.80	1.98	Grazing
5	0.29	0.72	Grazing
6	0.84	2.07	Grazing
7	0.90	2.21	Grazing
8	0.84	2.07	Grazing
<b>Total</b>	<b>18.92</b>	<b>46.75</b>	

### Method of Sale

The property is offered for sale by Public Auction as a whole on Wednesday 8<sup>th</sup> August 2018 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 within four weeks of the date of auction.

### 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.

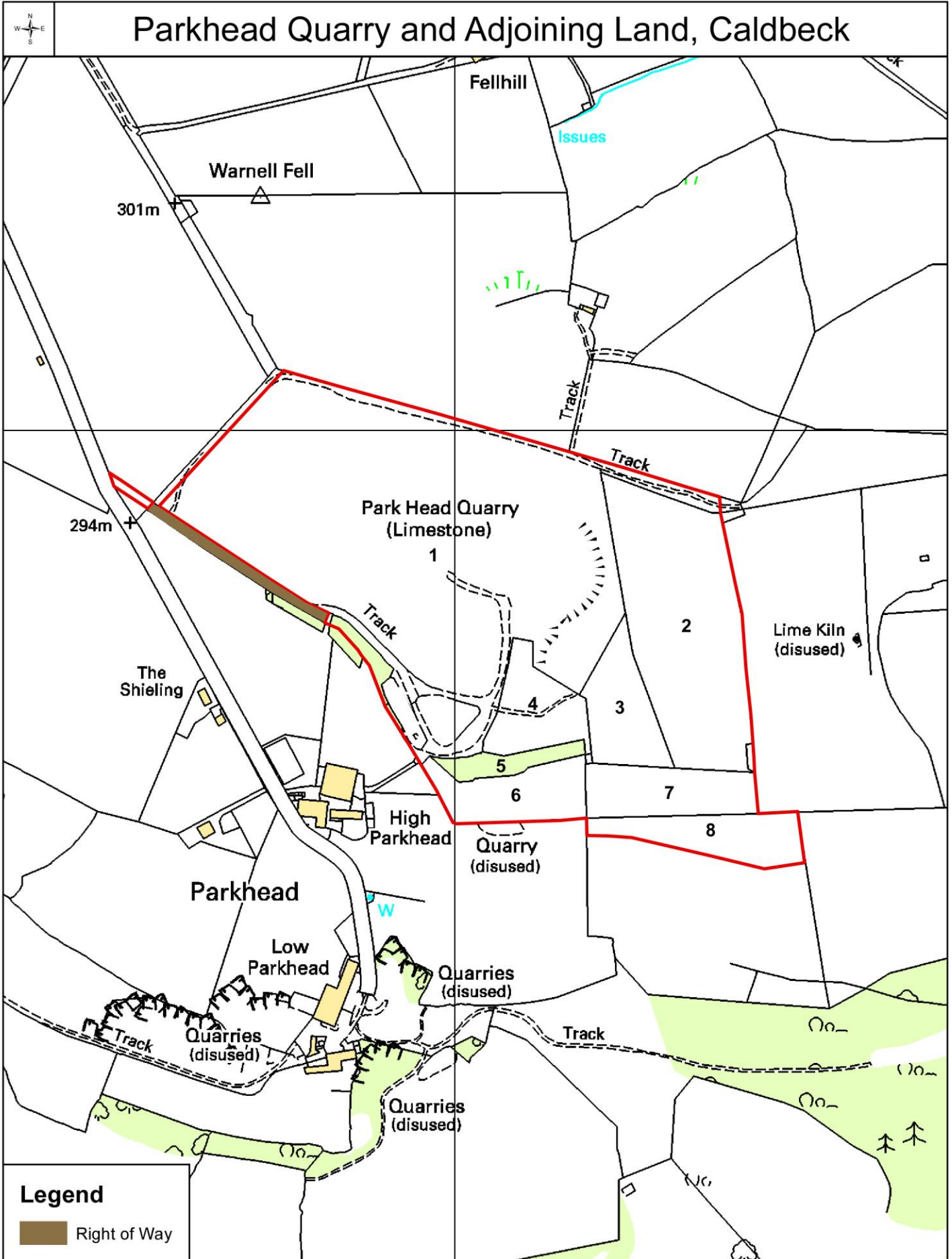
These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **May 2018**

### Money Laundering Regulations

**All Prospective Buyers should be aware in order to be in a position to bid at the auction we must first undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017). All parties considering bidding must call into our office in the concourse and provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill for copying.**

# Parkhead Quarry and Adjoining Land, Caldbeck



## Legend

 Right of Way

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Date: June 2018  
Our Ref: HT193A  
Plan No: 1  
Illustration Purposes Only



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