



LAND AND BUILDINGS AT WEST PARK CROFTON, THURSBY CA5 6QB

An excellent block of mowing/grazing land extending in total to 54.21 acres (21.94ha) together with two large agricultural buildings providing cubicle and loose housing for stock and silage pit.

**For Sale as a Whole or in Two Lots by Private Treaty
Guide Price as a Whole: £760,000**



Location

The property located approximately 7.5 miles from Carlisle and 4.5 miles from Wigton with easy access off the A595.

Directions

From Carlisle follow the A595 heading West, at Thursby roundabout take the second exit and continue on the A595. After approximately one mile turn right, signposted Crofton and proceed under the arch. The entrance road to the barns is located on the left hand side (signposted Cheese Farm).

Lot 1: Buildings and 49.49 acres (20.03ha)

Guide Price: £695,000

Two large steel portal frame buildings providing cubicle and loose housing for storage, crop and general storage space.

Building 1

36.70m x 23.5m. Steel portal frame with ventilated profile steel cladding, asbestos cement roof covering. The building provides 75 cubicles with central feed passage, slatted sections to underground slurry store, mains water troughs and loose boxes together with crop storage area.

Building 2

13.27m x 22.75m. Five bay steel portal frame with concrete internal panel walls, Yorkshire Boarding and asbestos cement roof covering. The building houses a former parlour and former bulk tank room, collecting yard area together with large silage pit, former cubicle sections and loose boxes.

Externally

Concrete yard area, muck midden and two ring slurry tower.

The Land

The land within Lot 1 extends to 49.49 acres (20.03ha) is in good heart and is shown edged red on the attached plan.

Lot 2: 4.72 acres (1.91ha)

Guide Price: £65,000

An excellent single field enclosure extending to 4.72 acres (1.91ha) of mowing/grazing land.

Nitrate Vulnerable Zone

The land is not situated within a nitrate vulnerable zone.

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). If sold in Lots the Entitlements are apportioned as follows:

Lot 1: 20.01

Lot 2: 1.91

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

N.B. prospective buyers should be aware of the minimum claim area of 5ha for BPS. If a purchaser has no other entitlements relating to other land, the entitlements will not be transferred

For the avoidance of doubt the Seller will make the 2019 claim and will retain the payment in full.

Environmental Schemes

The land is not subject to any Environmental Schemes

Sporting & Mineral Rights

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

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. **Access to the main cubicle shed is only permitted within the central feed passage due to there being livestock within the building.**

Lot	Field No		Ha	Acres	Description
1	1	NY3049 2785	0.01	0.02	Mowing/Grazing
1	2	NY3049 2879	1.48	3.66	Mowing/Grazing
1	3	NY3049 5775	4.54	11.22	Mowing/Grazing
1	4	NY3049 3154	5.41	13.37	Stubble
1	5	NY3049 4964	2.81	6.94	Mowing/Grazing
1	6	NY3049 5750	5.78	14.28	Stubble
2	7	NY3049 7861	1.91	4.72	Mowing/Grazing
			21.94	54.21	

Tenure

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

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Method of Sale

The property is offered for sale by Private Treaty as a whole or in two lots. The Vendors reserve the right to exclude any of the property shown or to generally amend the particulars.

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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: Duncan Harty, Baines Wilson, 2 Merchants Drive, Parkhouse, Carlisle CA3 0JW

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

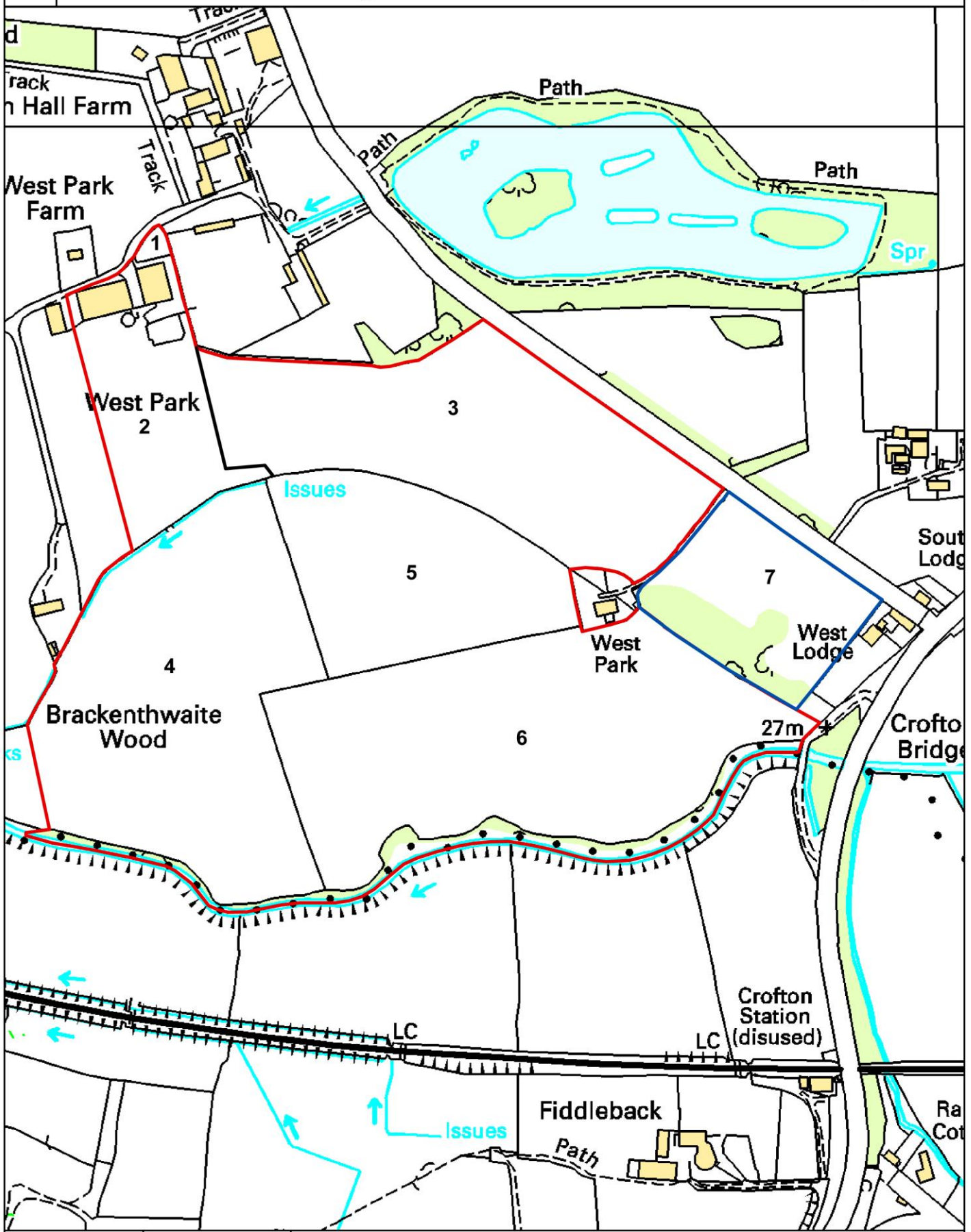
H&H LAND AND PROPERTY Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (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: **January 2019**

Land & Buildings at West Park, Crofton, Thursby



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Date: February 2019
Our Ref: HT189
Plan No: 1
Illustration Purposes Only



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