

Preliminary particulars of sale of:

LAND AT LORTON, COCKERMOUTH

An opportunity to acquire 33.11 acres (13.40 hectares) agricultural land

**For sale by Public Auction at 12 noon on Wednesday 25th September 2019 at
The Lakeland Livestock Centre, Cockermouth**



Sole Selling Agents:

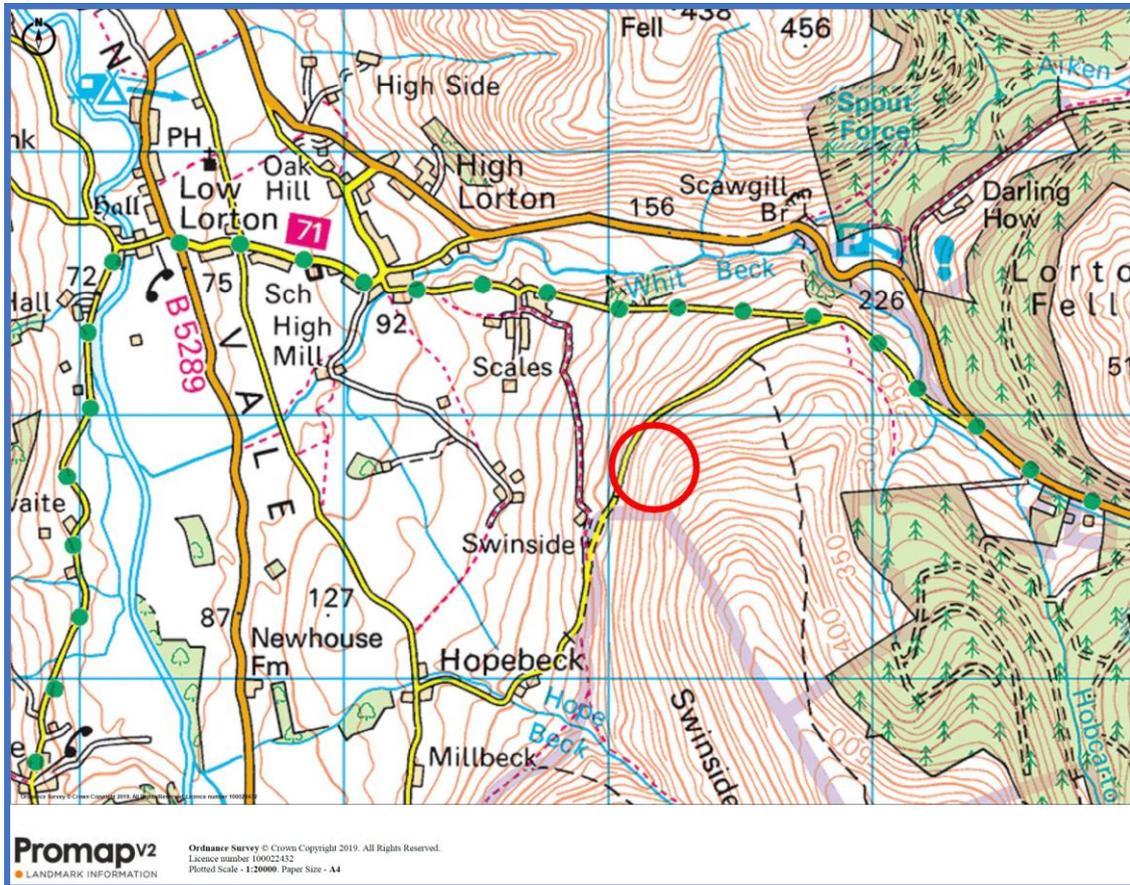
**Ian Wood
Land Agency Dept.
Mitchell's Auction Co. Ltd.
Lakeland Livestock Centre
Cockermouth
CA13 0QQ
Tel: 01900 822016
Email: ian@mitchellslandagency.co.uk**

Solicitor:

**Suzanne Roberts
HFT Gough & Co Solicitors
38/42 Lowther Street
Whitehaven
Cumbria
CA28 7JU
Tel: 01946 692461
Email: admin@goughs-solicitors.com**

LOCATION / DIRECTIONS:

See the location plan below. The land is located in the Lorton Vale to the south-east of High and Low Lorton with access directly from the public road between Hopebeck and the B5292 (Whinlatter Pass). For those using ‘Sat Nav’ systems input the postcode CA13 9UA. The property is marked with a ‘For Sale’ board. Its Grid Reference is NY172248.



DESCRIPTION OF THE PROPERTY:

The land extends to 33.11 acres (13.40 hectares) and comprises a single parcel of sloping enclosed fell offering useful grazing with a natural water supply. Access is taken at the northern point of the field. Its height above sea level ranges from 220-400m and boundaries are formed of dry stone walls and woven-wire fences. The land is shown on the Sale Plan at the end of these particulars.

Schedule of Enclosures

Field Number	Area (hectares)	Area (acres)
NY1724 2584	13.40	33.11

VIEWING:

At any reasonable time during daylight hours provided a copy of these particulars is to hand.

METHOD OF SALE:

The property is offered for sale by Public Auction at 12 noon on Wednesday 25th September 2019 (unless sold privately beforehand) at The Lakeland Livestock Centre, Cockermouth (located just off the A66/A5086 roundabout on the outskirts of Cockermouth). The property will be offered for sale

in a single lot subject to reaching an undisclosed reserve price. Please take note that any guide price given is not the reserve price. If the reserve price is not met during the auction the highest bidder will have the right to purchase the property at the reserve price after the auction. The Vendor reserves the right to amend the particulars of sale at any time; not to accept any offer received; to withdraw from the sale or to sell privately at any time prior to the auction. Any changes will be made clear at the Public Auction.

DEPOSITS AND CONTRACTS OF SALE:

A 10% deposit of the purchase price will be payable on the fall of the Auctioneer's hammer. The contract of sale is also to be signed on the fall of the Auctioneer's hammer. Copies of the contract of sale will be available for inspection, by prior appointment only, at the offices of the Solicitor and Agent for two weeks prior to the sale.

COMPLETION:

The date fixed for completion is Friday 25th October 2019, or earlier by mutual agreement.

TITLE:

The property has freehold title and vacant possession will be given on completion. The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi-easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendor's solicitor in order to do so:

Suzanne Roberts, HFT Gough & Co Solicitors, 38/42 Lowther Street, Whitehaven, Cumbria, CA28 7JU. Tel: 01946 692461.

MINERAL & SPORTING RIGHTS:

The mines and minerals are excepted and are not included in the sale. Insofar as they are owned by the vendor, the sporting rights are included in the sale at no extra charge.

BASIC PAYMENT SCHEME (BPS):

The land is classified as SDA Moorland by the Rural Payments Agency / DEFRA and has been registered for the BPS. The 2019 payment is reserved to the vendor and the purchaser will be required to keep the land in Good Agricultural and Environmental Condition as required for Cross Compliance under the BPS until 31st December 2019. On completion the appropriate number of BPS entitlements will be transferred to the purchaser. An administration fee of £200 + VAT will be charged to the purchaser by Mitchells Auction Co. Ltd. for the transfer.

BOUNDARIES:

Responsibility for the maintenance of boundaries is indicated by inward facing 'T' marks on the Sale Plan and is from information provided by the Vendor. Where no mark is shown no further information is available.

ENVIRONMENTAL SCHEME:

The land is subject to a Countryside Stewardship Mid-Tier management agreement, which will expire on 31st December 2020. The purchaser will be required to take over the scheme (subject to Natural England agreement).

VALUE ADDED TAX (VAT):

VAT will not be charged on the sale.

DATE OF PREPARATION: August 2019.

PURCHASER REGISTRATION:

As part of the new Money Laundering Regulations relating to the sale of property by public auction we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed.

We are therefore bound by law to ensure that potential purchasers are registered with ourselves at least 5 days prior to the auction. Please note that no one will be able to bid for the land at the auction unless they are registered with ourselves at least 5 days prior to the auction. Please contact the Land Agency office for further information and also refer to the covering letter attached to these particulars for further details.

Important Notice

Mitchell's Auction Company Limited 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, any offer or contract;*
- ii) all descriptions, dimensions, references to, condition and necessary permissions for use and occupation and other detail are given 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;*
- iii) no person in the employment of MITCHELL'S AUCTION COMPANY LIMITED has any 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 MITCHELL'S AUCTION COMPANY LIMITED or the Vendors or the Lessors of this property.*
- iv) the vendor reserves the right to sell prior to auction or prior to the closing date.*
- v) it is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer (bid). The making of any offer (bid) for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.*

Plans, areas and schedules, have been based on Ordnance Survey data using Promap mapping software and are for reference only. Any areas measurements quantities distances referred to are given as a guide only and are not precise.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).

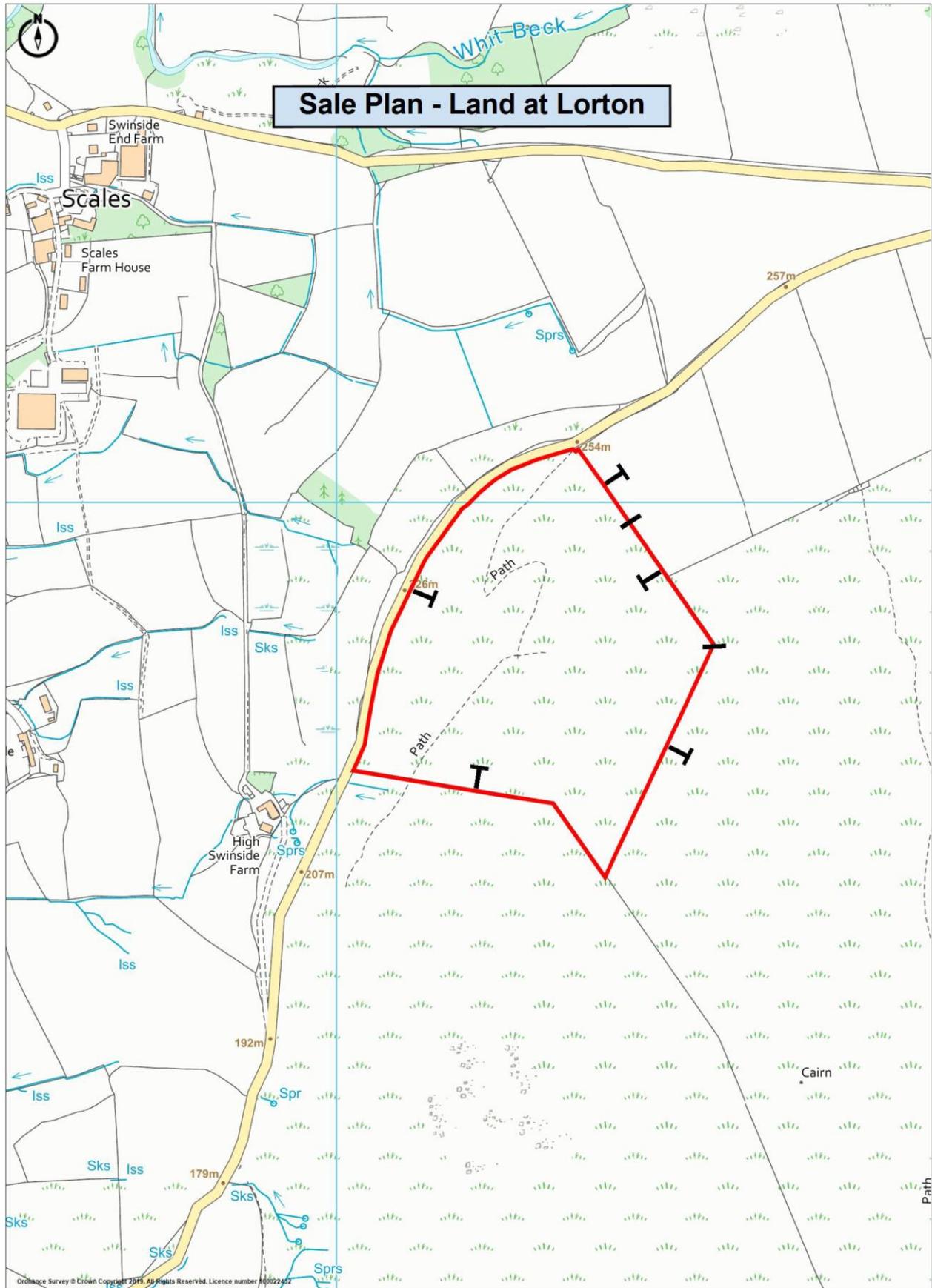
The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. The photographs shown in this brochure were not necessarily taken when the sales brochure was prepared.

Where any reference is made to planning permissions or potential uses such information is given by Mitchell's Auction Company Limited in good faith. Purchasers should make their own enquiries with the Planning Authorities into such matters prior to purchase. The property is sold subject to any Development Order, Tree Preservation Order, town Planning Schedule, Resolution or Notice which may be or be coming into force and the purchaser shall be deemed to have full knowledge of and satisfy himself about provisions of any such matter affecting the property.

These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchasers should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

NOTES

Plan for identification purposes only



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