

Preliminary particulars of sale of:

LAND AT THRUSHWOOD, KESWICK

An opportunity to acquire a 4.30 acre (1.74 hectare) field with development potential (subject to obtaining the necessary consents) suitable for agricultural, amenity and equestrian use

For sale by Private Treaty



Price on Application

Sole Selling Agents:

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

Solicitor:

Oglethorpe & Broatch
(Brockbanks Solicitors)
6 Borrowdale Road
Keswick
Cumbria
CA12 5DB
Tel: 01768 772125
Email: info@brockbanks.co.uk

LOCATION / DIRECTIONS:

The field is located at Thrushwood, Keswick adjacent to the A591 (the Keswick to Bothel / Carlisle) road. It is shown on the map below and on the Sale Plan attached at the end of these particulars. The land is also marked with a 'For Sale' board. For those using 'Sat Nav' systems input CA12 4PG. Its Grid Reference is NY261246.



DESCRIPTION OF THE PROPERTY:

The property comprises a single 4.30 acre (1.74 hectare) enclosure of productive permanent pasture capable of being cropped. The land very gently slopes and undulates down from the road to provide an overall south-westerly aspect. It has hedgerow and woven wire fencing boundaries and benefits from spectacular views of the surrounding fells. The field lends itself to equestrian or alternative use (see Planning Section) and benefits from a natural water supply. The property is shown edged red on the attached Sale Plan at the end of these particulars.

Schedule of Enclosures

Field Number	Area (hectares)	Area (acres)
NY2624 1761	1.74	4.30

PLANNING:

Pre-planning application advice has been sought from the Lake District National Park and a response is expected by Friday 10th January 2020. Prospective purchasers should contact the selling agent on or after that date to obtain a copy of the response.

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 private treaty.

TITLE:

The property has freehold title and vacant possession will be given on completion. It is affected by an underground gas main and an electricity pole stay. 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: **Oglethorpe & Broatch (Brockbanks Solicitors), 6 Borrowdale Road, Keswick, Cumbria, CA12 5DB. Tel: 01768 772125**

DEVELOPMENT CLAWBACK:

The property is being sold subject to a development clawback provision. Any increases in the value of the land within 50 years of the completion of the sale, which have resulted from the grant of planning permission for uses other than agriculture, will trigger a payment by the Purchaser (or any subsequent owner) to the Vendor, or its heirs, of 50% of the increase in value. There are De Minimis provisions intended to ensure that 'one off' planning consents/change of use where the increase in value is less than £10,000 are not subject to clawback.

MINERAL & SPORTING RIGHTS:

Insofar as they are owned by the Vendor, mineral and sporting rights are included in the sale at no extra charge.

BASIC PAYMENT SCHEME (BPS):

The land is classified as Non-SDA by the Rural Payments Agency / DEFRA and has been registered for the BPS. 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.

ENVIRONMENT:

The land is located within the Lake District National Park. It is not subject to an agri-environment scheme. In so far as the Vendor is aware, the property is not affected by any other environmental, historical, archaeological or other statutory designation.

VALUE ADDED TAX (VAT):

VAT will not be charged on the sale.

MONEY LAUNDERING REGULATIONS:

The successful purchaser will have to provide the selling agent with identification documents in relation to the Money Laundering Regulations.

DATE OF PREPARATION:

December 2019.

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken December 2019.
2. Plans are not to scale, are for guidance only and do not form part of a contract.
3. Services and appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent.
5. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable or being entered into by the Vendor's solicitor.
8. 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, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.
9. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.

NOTES:

Plan for identification purposes only

