

**LAND AT OVEREND FARM,
GREYSOUTHEN, COCKERMOUTH,
CUMBRIA, CA13 0UA**

Mitchells Land Agency
Mitchells Auction Company Limited
Lakeland Livestock Centre
COCKERMOUTH
CA13 0QQ
Tel: 01900 822016
www.mitchellslandagency.co.uk
info@mitchellslandagency.co.uk

Are delighted to present to the market for sale:

LAND AT OVEREND FARM

Greysouthen, Cockermouth, Cumbria, CA13 0UA

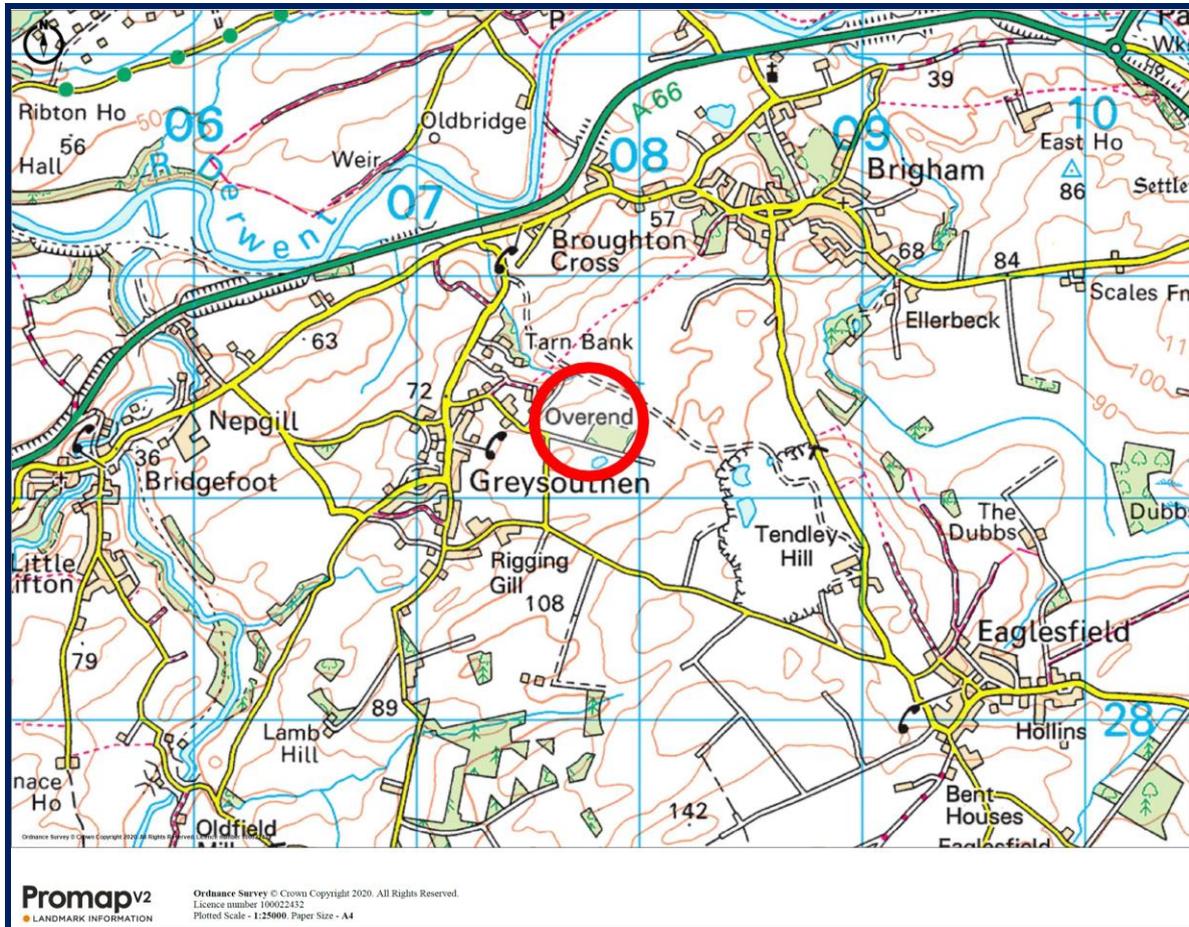
This is an opportunity to acquire 73 acres of productive agricultural land in and around the village of Greysouthen. The land is for sale by public auction in 4 lots at 3pm on Wednesday 8th April 2020 at The Lakeland Livestock Centre, Cockermouth

Guide Price on Application



Location / Directions:

See the location plan below and the sale plan at the end of these particulars. The land is located at and around Overend Farm at the village of Greysouthen near Cockermouth. For those using 'Sat Nav' systems input the postcode CA13 0UA. The 4 lots are marked with 'For Sale' boards.



GENERAL DESCRIPTION:

LOT 1: 26.41 ACRES LAND - edged red on the Sale Plan

Lot 1 consists of two fields on either side of the Greysouthen to Eaglesfield road. Access is taken to field no. 9792 directly from the road whilst field no. 8258 is accessed via a short section of track leading from the road. These are useful fields, capable of being mown for hay or silage crops. They gently slope and undulate, sitting at between 100m and 110m above sea level. Field no. 9792 has a metered private water supply from 'The Thorngate Line', which leads from a United Utilities' water main (See 'Water Supplies' in the 'Further Details' section towards the end of these particulars). Field no. 8258 does not have a mains water supply – the trough currently on the land is fed from the neighbouring field owned by a third party and will be removed prior to completion. Boundaries are a combination of post and wire netting fences and hedgerows.

LOT 2: 19.42 ACRES LAND - edged blue on the Sale Plan

Lot 2 comprises three fields with depleted internal boundaries now run as one with access taken directly from the Greysouthen back road and also from a private track leading from it. The land is productive and capable of being mown for hay or silage crops. The land gently slopes and undulates, sitting at between 90m and 100m above sea level. It has both a metered United Utilities' water supply (shared with Lot 3) and a

metered private water supply from 'The Thorngate Line', which leads from a United Utilities' water main (See 'Water Supplies' in the 'Further Details' section towards the end of these particulars). Boundaries are a combination of post and wire netting fences and hedgerows.

LOT 3: 10.35 ACRES LAND - edged green on the Sale Plan

Lot 3 consists of a number of fields at Overend Farm with depleted internal boundaries now run as one. Access is access taken directly from Overend Road. The land is productive and is a mixture of cropping and grazing ground. It gently slopes and undulates, sitting at between 80m and 90m above sea level. It has a metered United Utilities' water supply that is shared with Lot 2 (See 'Water Supplies' in the 'Further Details' section towards the end of these particulars). Boundaries are a combination of post and wire netting fences and hedgerows.

LOT 4: 16.83 ACRES LAND - edged yellow on the Sale Plan

Lot 4 comprises a number of fields with depleted boundaries now run together with neighbouring land owned by a third party (See 'Boundaries' in the 'Further Details' section towards the end of these particulars). The land is accessed from the Greysouthern village road and the majority is productive, providing useful cropping and grazing ground. However, there are some areas of impeded drainage that require attention. The land gently slopes and undulates down from the village road, sitting at between 40m and 60m above sea level. It has the benefit of a natural water supply.

FURTHER DETAILS

VIEWING:

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

METHOD OF SALE, DEPOSITS, CONTRACTS AND COMPLETION:

The property is offered for sale by Public Auction at 3pm on Wednesday 8th April 2020 (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 lots subject to reaching undisclosed reserve prices. Please take note that any guide price given is not a reserve price. If a 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.

A 10% deposit of the purchase price will be payable on the fall of the Auctioneer's hammer. The contracts of sale are also to be signed on the fall of the Auctioneer's hammer. Copies of the contracts 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.

The date fixed for completion is Friday 29th May 2020, or earlier by mutual agreement.

TENURE AND TITLE:

The property has freehold title and vacant possession will be given on completion.

The following affect the property:

- Field no. 9792 (part of Lot 1) and part field no. 3229 (Lot 3) are being sold subject to development clawback provisions over 35 years at 35% of any increases in their values.
- Lots 3 and 4 are affected by overhead electricity pole lines.
- Lot 3 is affected by an underground sewer pipe.

- Lot 3 is being sold subject to rights to install and maintain utilities to service Overend Farmstead.
- Lot 4 is affected by 2 no. underground water mains.

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.

VENDOR'S SOLICITOR:

Jonathan Carroll, Cartmell Shepherd Solicitors, Montgomery Way, Rosehill, Carlisle, CA1 2RW. Tel: 01228 514077. Email: jonathan.carroll@cartmells.co.uk

WATER SUPPLIES:

Lots 1 and 2 are fed by a metered private water supply leading from a United Utilities' water main. The private supply line is known as 'The Thorngate Line' and legal rights will be reserved in respect of the water supply that passes through the land. Please contact the Land Agency office for further information.

Lots 2 and 3 are fed directly by United Utilities' water supplies. The Vendor disputes United Utilities' water charges relating to Lots 2 and 3. The Purchaser(s) of the Lots will be indemnified against any historic charges made by United Utilities prior to completion.

Lot 4 has a natural water supply.

If Lots 2 and 3 are sold separately the purchaser of Lot 3 will be required to install a water sub-meter and pay the purchaser of Lot 2 for water used based on standard rates.

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 2020 payment will be reserved to the vendor and the purchaser(s) will be required to keep the land in Good Agricultural and Environmental Condition as required for Cross Compliance under the BPS until 31st December 2020. On completion the appropriate number of entitlements will be transferred to the purchaser(s) by Mitchells at a cost of £250 + VAT per transfer in order to make a claim in 2021.

ENVIRONMENT:

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

BOUNDARIES:

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

Some of the external boundaries of Lot 4 are not stock proof. The purchaser of Lot 4 will be required to make the boundaries that they are responsible for stock proof within 1 month of completion.

SPORTING & MINERAL RIGHTS:

Mineral rights are not included in the sale. Insofar as the sporting rights are owned by the Vendor, they are included in the sale at no extra charge.

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.

VALUE ADDED TAX (VAT):

VAT will not be charged on the sale.

DATE OF PREPARATION:

February 2020.

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.

SCHEDULE OF ENCLOSURES

OS Sheet No.	OS Field No.	Area (hectares)	Area (acres)
LOT 1 - edged red on plan			
NY0728	9792	7.38	18.24
NY0728	8258	3.31	8.18
Total		10.69	26.41
LOT 2 - edged blue on plan			
NY0729	6819	2.37	5.86
NY0729	6607	2.44	6.03
NY0728	6792	3.05	7.54
Total		7.86	19.42
LOT 3 - edged green on plan			
NY0729	3229 (part)	4.19	10.35
LOT 4 - edged yellow on plan			
NY0629	8779	6.81	16.83
Grand Total		29.55	73.02

N.B. Areas are approximate, subject to rounding, and taken from Rural Land Registry maps and Ordnance Survey data



