

Edwin
Thompson



**FOR SALE BY FORMAL TENDER
LAND AT HAYTON, ASPATRIA, WIGTON CA7 2NW**

EXCELLENT QUALITY PARCELS OF AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 47.47 HECTARES (117.30 ACRES).

GUIDE PRICE (AS A WHOLE): £1,185,000

LOCATION

The land is situated in close proximity to the village of Hayton, approximately 2 miles west of the civil parish of Aspatria in the Allerdale district of Cumbria. The land is located near to the A596, a primary transport route across Cumbria which runs between Thursby and Workington.

DESCRIPTION

The sale of the land at Hayton, offers an opportunity to acquire useful parcels of productive agricultural land which have the capability of being ploughed if required. Extending in total to 47.47 hectares (117.30 acres). The land is currently down to permanent pasture. All of the land is classed as Grade 3 agricultural land and the soils are described as slowly permeable, seasonally wet, slightly acidic but base rich loamy and clayey soils, best suited to grassland and arable production.

All of the land is accessible from the public highway and most field parcels benefit from a mains water supply.

Lot 1: Extending in total to approximately 13.37 hectares (33.03 acres)
Guide Price: £345,000 (Three Hundred and Forty-Five Thousand Pounds)

Lot 2: Extending in total to approximately 14.91 hectares (36.84 acres)
Guide Price: £360,000 (Three Hundred and Sixty Thousand Pounds)

Lot 3: Extending in total to approximately 3.94 hectares (9.73 acres)
Guide Price: £100,000 (One Hundred Thousand Pounds)

Lot 4: Extending in total to approximately 4.46 hectares (11.02 acres)
Guide Price: £110,000 (One Hundred and Ten Thousand Pounds)

Lot 5: Extending in total to approximately 5.21 hectares (12.87 acres)
Guide Price: £105,000 (One Hundred and Five Thousand Pounds)

Lot 6: Extending in total to approximately 5.58 hectares (13.78 acres)
Guide Price: £165,000 (One Hundred and Sixty-Five Thousand Pounds)

METHOD OF SALE

The property is offered for sale in lots by Formal Tender. The sale contract and searches will be available from the 24th October 2022 and these should be requested from:

Minihan McAlister Solicitors
Warwick Mill Business Centre
Warwick Bridge
Carlisle
Cumbria
CA4 8RR
Tel: 01228 217218
Email: sam@minihanmcalistere.co.uk

Offers should be submitted in writing to Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle CA1 2RW or via email, no later than **12 Noon on 23rd November 2022**. The successful purchaser(s) will be required to sign the sales contracts and pay the 10% deposit within 48 hours of the offer being accepted which is expected to take place on the 25th November 2022. Completion of the sale will take place on the 10th January 2023.

Further details on this can be obtained from Matthew Bell or Megan Proctor.

The vendor reserves the right to withdraw / exclude any of the land shown at any time and to generally amend the particulars for sale and method of sale. Therefore, prospective purchasers are advised to register their interest with the selling agents.

Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice.

WATER

All of the lots benefit from a mains water supply, with the exception of Lot 4, which benefits from a spring supply. Please note the services have not been tested. Potential purchaser(s) should satisfy themselves of the availability and quality of these services, as they are sold as seen.

LOT 6 – HORSE GALLOP

In the past Lot 6 has been used as a Horse Gallop.

DEVELOPMENT CLAWBACK

It is felt that Lot 1 has future development potential, subject to obtaining the relevant consents. The sellers therefore propose to place a Clawback on the whole of Lot 1 which will result in a payment of 50% of the uplift in value of the site on the grant of planning approval for a period of 25 years from the date of sale. Alternatively, if a payment of £40,000 (Forty Thousand Pounds) is made on top of the purchase price the land will be sold without a Clawback.

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession being given upon completion.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are included within the freehold sale, as far as they are owned.

BASIC PAYMENT SCHEME

The land is registered under the Rural Land Register for the Basic Payment Scheme. There are no entitlements included within the sale.

ENVIRONMENTAL STEWARDSHIP SCHEME

The land is not currently held under a Countryside Stewardship Agreement.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with any benefit of all rights of way, whether public or private and any existing or proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not. The buyer will be held to satisfy himself or herself on all such matters.

VIEWING

All viewings must be pre booked with the selling agents. Please contact Matthew Bell/Megan Proctor in the Carlisle office on 01228 548385.

MONEY LAUNDERING REGULATIONS

The successful purchaser(s) should be aware that they will be required to provide the vendors agent with documents in relation to Money Laundering Regulations. Further details are available upon request.

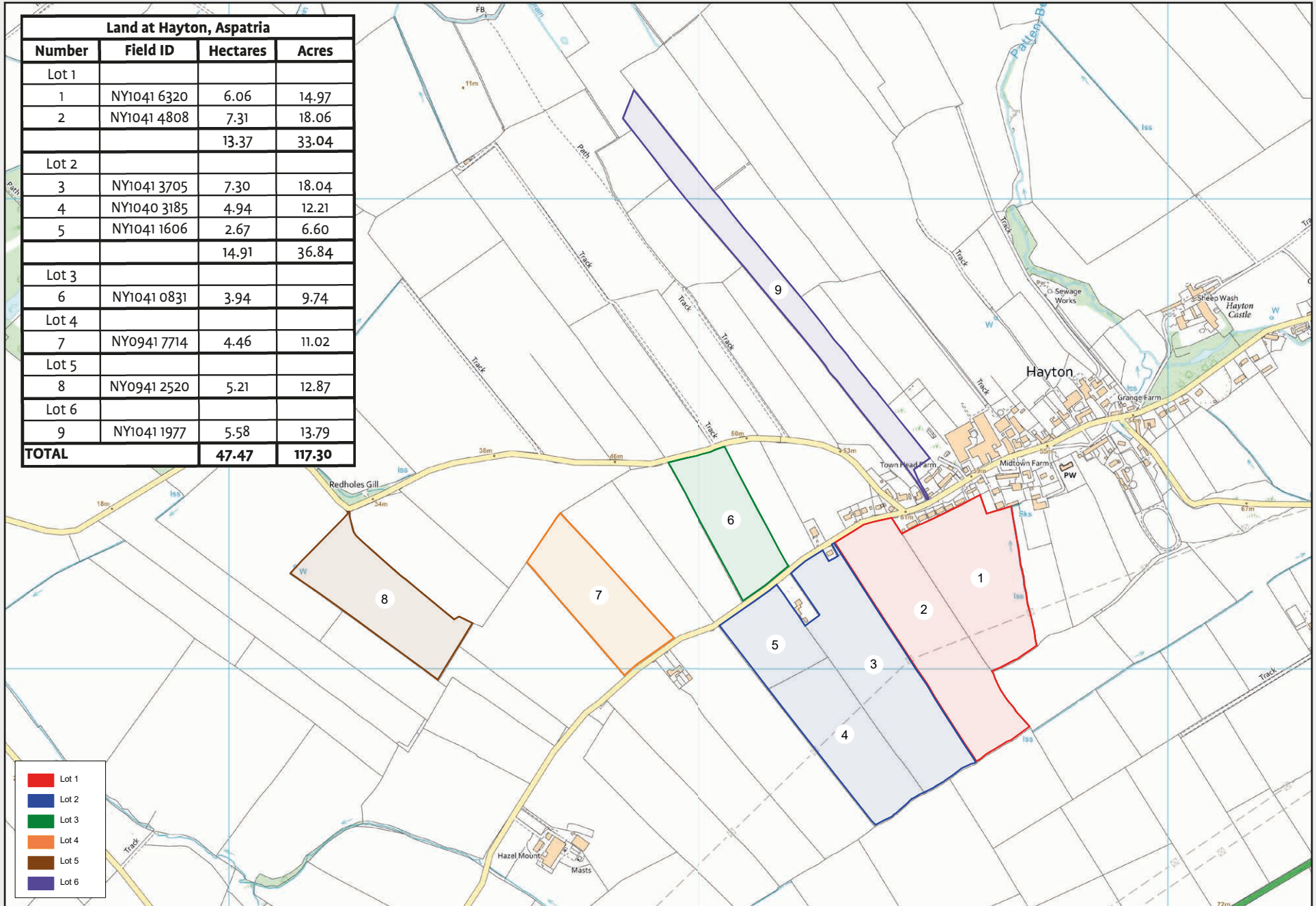
SELLING AGENT

Mr Matthew Bell MRICS FAAV

Edwin Thompson
FIFTEEN
Rosehill
Carlisle
CA1 2RW

Tel: 01228 548385

Email: m.bell@edwin-thompson.co.uk
m.proctor@edwin-thompson.co.uk





Berwick upon Tweed
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Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this land and property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in August 2022