

121.21ha (299.50 Acres)

Agricultural Land

Comprising 187 Acres of Arable Grassland

And

113 Acres of Salt Marsh

**At Raby Cote, Kirkbride,
Wigton, Cumbria, CA7 5HJ**



Land Agency Dept., Mitchell's Auction Co. Ltd.,
Lakeland Livestock Centre
Cockermouth, Cumbria CA13 0QQ, T: 01900 822016
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Description

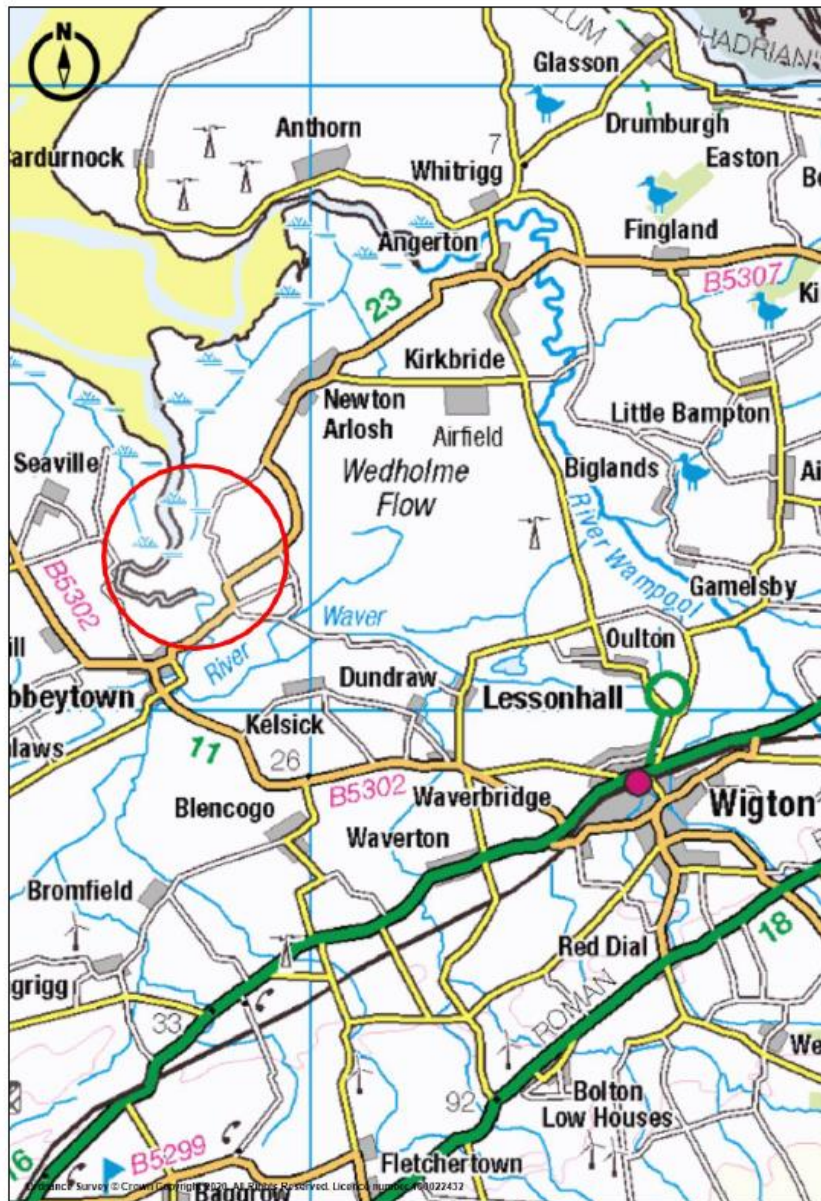
The agricultural land extends to approximately 121.21ha (299.50 Acres) in total, comprising of 187 Acres of predominately arable grassland and 113 Acres of Salt Marsh and run off areas of Permanent pasture. The Salt Marsh and lower lying fields are liable to tidal flooding.

The land lies between 5m and 15m above sea level and is predominately classified by Natural England as grade 3. The land is in good heart, the boundaries are either thorn hedgerow and/or post and wire fencing, all in good condition.

For Sale by Private Treaty in 6 lots, a combination of lots and as a whole.

Location

The property is located 2 miles South West of the village of Kirkbride and 5 miles North East of the market town, Wigton, approximately 15 miles West of the city of Carlisle and the M6 motorway. On the West side of the land there is a saltmarsh which is bordered by the estuary of river Waver and the Solway Coast. Access to the land is via a single carriageway road from Kirkbride on the B5307 or the B5302 from Wigton. For those wishing to use 'Sat Nav' please use the post code CA7 5HJ.



LOT 1 (Coloured red on the sale plan)

Extending to approximately 11.70ha (28.92 Acres) comprising of two fields being arable grassland, the land has roadside access at two points and a metered mains water supply.

LOT 2 (Coloured green on the sale plan)

Extending to approximately 6.43ha (15.89 Acres) comprising of a single arable grassland field, the land has roadside access at two points and a metered mains water supply.

LOT 3 (Coloured blue on the sale plan)

Extending to approximately 17.61ha (43.51 Acres). The block of arable grassland is well fenced and has access from the farmstead track at two points. There is a borehole water supply.

LOT 4 (Coloured orange on the sale plan)

Extending to approximately 6.71ha (16.58 Acres) comprising of a single arable grassland field, the land has roadside and farm track access, there is a borehole water supply.

LOT 5 (Coloured yellow on the sale plan)

Extending to approximately 24.52ha (60.58 Acres). The block of arable grassland is well fenced and has access from the farmstead. Please Note: the purchaser will be responsible for the erection of a post and wire fence along the access to the land, marked at points A-B on the sale plan. The land has a borehole water supply.

LOT 6 Coloured purple on the sale plan)

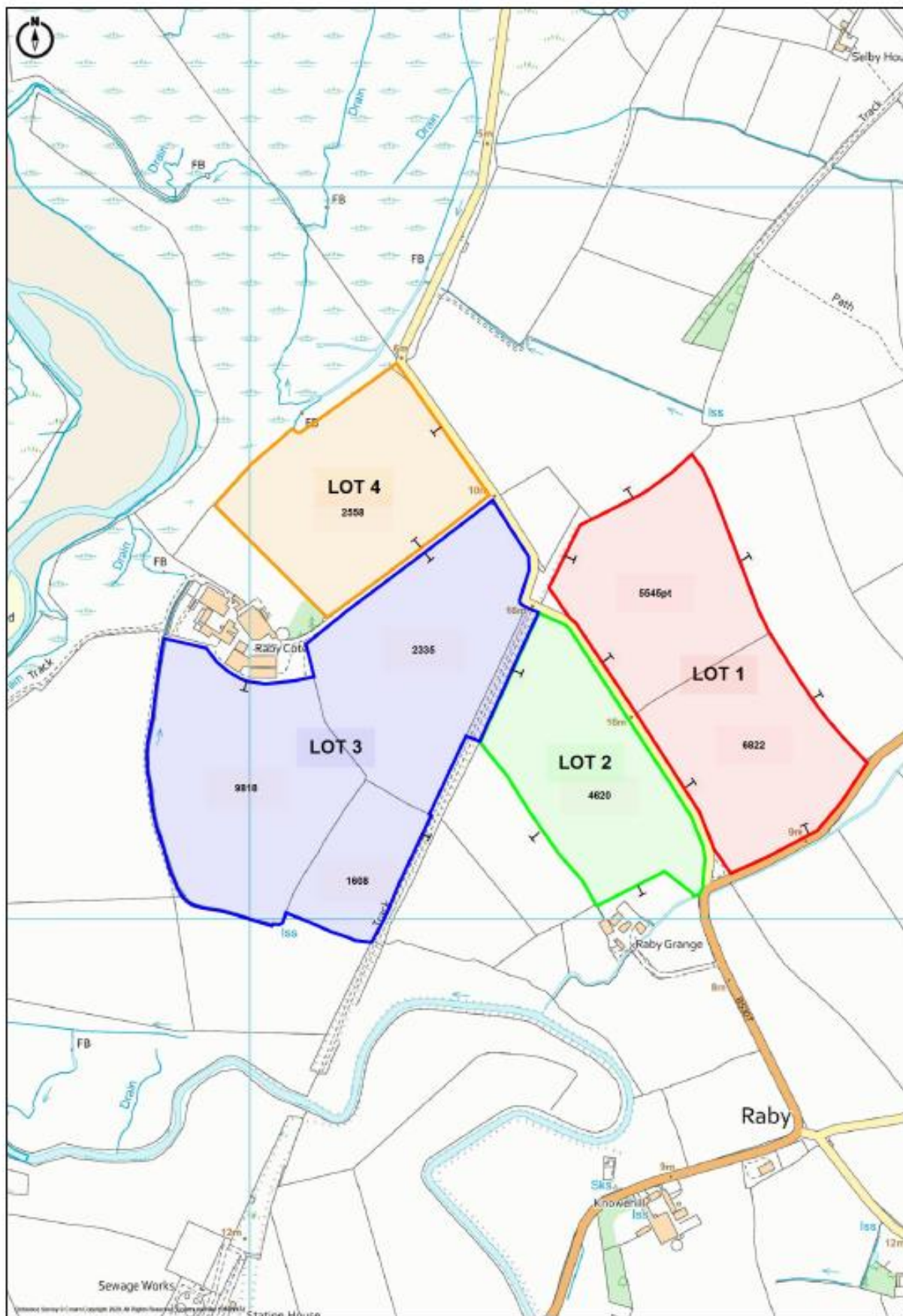
Extending to approximately 54.24ha (134.02Acres). The block of predominately Salt Marsh with some arable and permanent grassland run off fields. Access is via the farmstead. At the access to the land there is an area of hard standing and concrete yard which could be easily adapted for livestock handling purposes. Please Note: the purchaser will be responsible for the erection of a post and wire fence along the points marked C-D on the sale plan. The land has a borehole water supply. Field numbers, 9095, 7339 and 6333 are designated as a Site of Special Scientific Interest (SSSI). The boundry on the river side is shown on the sale plan by the fence line, the title of the land will be to the centre point of the river.

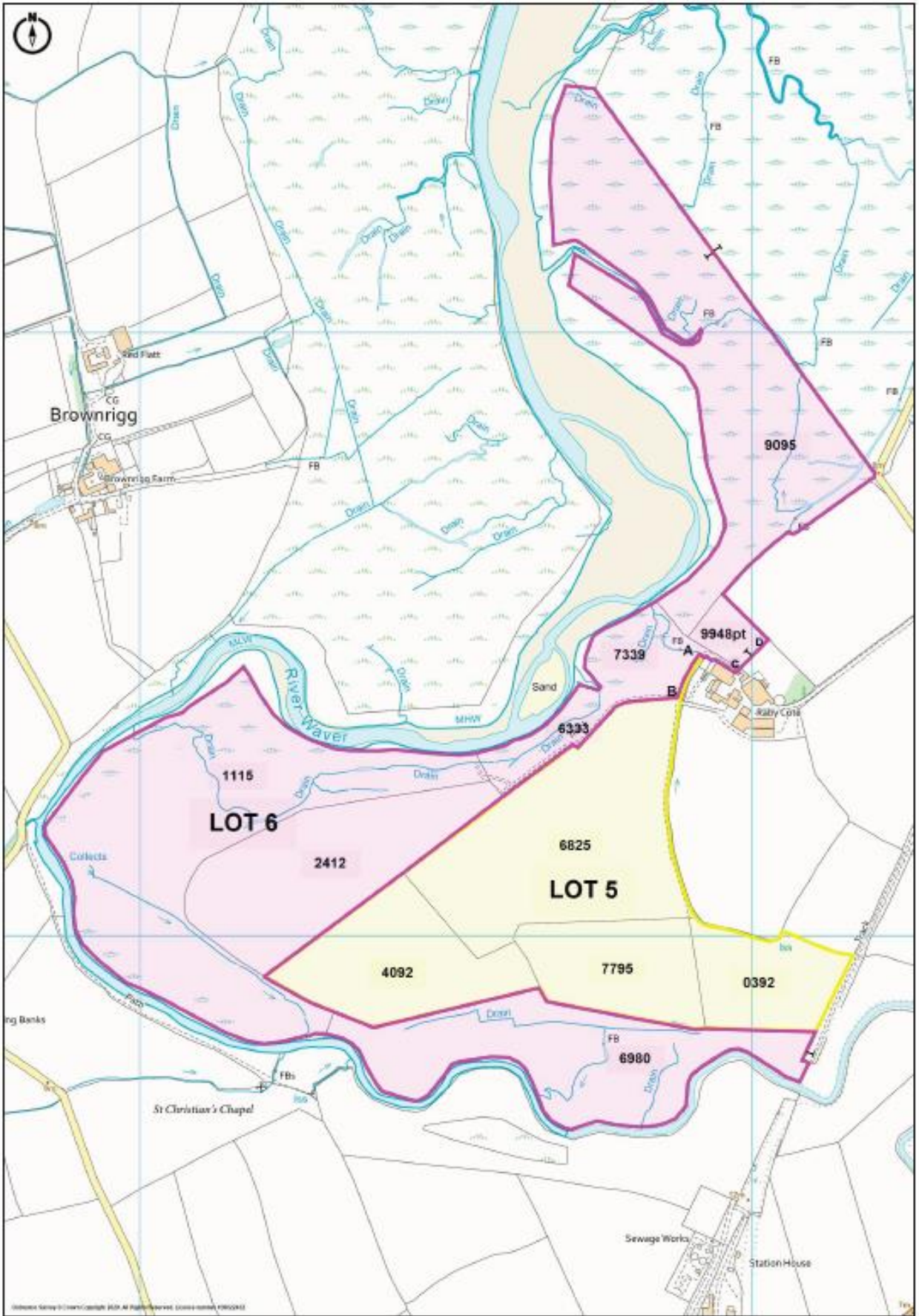


Lot 3 and Lot 4



Lot 5 and Lot 6





Schedule of Enclosures

LOT	OS Sheet No.	Field No.	Remarks	Hectares	Acres
1	NY1852	6822	Temporary Grass	5.7	14.09
	NY1852	5545pt	Temporary Grass	6.00	14.83
Total				11.70	28.92
2	NY1852	4620	Temporary Grass	6.43	15.89
3	NY1582	2335	Temporary Grass	7.27	17.96
	NY1582	1608	Temporary Grass	2.36	5.83
	NY1752	9818	Temporary Grass	7.61	18.81
	NY1852	3434	Former Railway	0.37	0.91
Total				17.61	43.51
4	NY1852	2558	Temporary Grass	6.71	16.58
5	NY1752	6825	Temporary Grass	11.11	27.45
	NY1751	4092	Temporary Grass	5.68	14.03
	NY1751	7795	Temporary Grass	4.24	10.48
	NY1851	392	Temporary Grass	3.49	8.62
Total				24.52	60.58
6	NY1752	9095	Salt Marsh	15.75	38.92
	NY1752	7339	Salt Marsh	3.7	9.14
	NY1752	6333	Salt Marsh	0.23	0.56
	NY1752	9948 pt.	Permanent Grass	0.81	2
	NY1752	2412	Temporary Grass	7.8	19.27
	NY1752	1115	Salt Marsh	16.89	41.75
	NY1751	6980	Salt Marsh	9.06	22.38
Total				54.24	134.02

NB. Areas are approximate and are taken from Rural Land Registry maps and Ordnance Survey data including via Promap mapping software

FURTHER DETAILS

METHOD OF SALE

The property is offered for sale by Private Treaty in 6 separate lots, a combination of lots and as a whole. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time.

VIEWING

Strictly by arrangement with the Sole Agents:

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

The land can be viewed at any reasonable time with a copy of these particulars at hand.

TENURE AND TITLE

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

- There is a metered mains water supply running through field number 2335 supplying water to the Farmstead.
- There is a United Utilities watermain running through Lot 6. United Utilities have a right of access to maintain this main.
- The purchasers of Lots 3, 4, 5 and 6 will have a right of access and use for agricultural purposes along the farm access track and through the farmyard to point 'A' marked on the plan.

The property is sold subject to all existing burdens (covenants, way leaves, 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 vendors solicitor in order to do so.

VENDORS SOLICITORS

Mr Stuart Irving, Bendles LLP, Portland Building, Cooper Way, Carlisle, CA3 0JG

T: 01228 522215 - Email: si@bendlessolicitors.co.uk

BASIC PAYMENT SCHEME (BPS) AND ENTITLEMENTS

The land is classified as 'Non-SDA' by the Rural Payments Agency/DEFRA and has all been registered for the BPS. The 2020 payment is reserved to the Vendor. The appropriate BPS entitlements are available to purchase by separate negotiation. 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 2020.

ENVIRONMENTAL ISSUES

The Land is not subject to any Environmental Stewardship schemes. Part of Lot 6 Raby Marsh is designated as a Site of Special Scientific Interest (SSSI). There is a Goose Refuge Management Agreement on the land, further details are available from the agents.

WATER SUPPLY

Lots 1 and 2 have a metered mains water supply, if sold separately the purchaser of a lot 2 will be required to install a water submeter and pay the purchaser of Lot 1 for the water used based on standard rates. The water supply to Lots 3, 4, 5 and 6 is from a Borehole at the farmstead. The purchaser of each lot will pay a standing charge of £200 per annum for the water used from the Borehole.

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.

SPORTING AND MINERAL RIGHTS

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

INGOINGS AND OUTGOINGS

There will be no ingoing or outgoing claims.

VALUED ADDED TAX (VAT)

VAT will not be charged on the sale.

DATE OF PREPARATION May 2020

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 April and May 2018.
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.

