



BRUCE MURRAY
LAND AGENCY

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PARTICULARS OF SALE OF:
LAND AT LEES HILL, BRAMPTON

37.00 acres (14.97 hectares) for sale by Private Treaty

GUIDE PRICE: £230,000

FOR SALE BY PRIVATE TREATY AS A WHOLE

A useful block of accommodation land extending to approximately 37.00 acres (14.97 hectares) or thereabouts, together with roadside access and a mains water supply.



Introduction / Location:

The land lies in open countryside just off the B6318 near Lees Hill, Walton, Brampton as shown on the attached sale plan. All the land is currently sown down to grass and has been used for the grazing of both cattle and sheep in the past.

The land will be of interest to a wide range of prospective purchasers including nearby and adjoining farmers, landowners, amenity, carbon offsetting or those parties seeking long term investment.

Viewing

Prospective purchasers of the land may view on foot only at any reasonable daylight hour whilst in possession of a copy of the sales particulars.

Method of Sale

The property will be offered for sale by private treaty. Offers are to be made in writing to Bruce MurrayLandAgency.

The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Bruce Murray Land Agency. The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

General Description

The block of land extends to approximately 37.00 acres (14.97 hectares) or thereabouts.

The block is accessed directly from the public highway (B6318) and comprises approximately 21.85 acres of productive land capable of grazing and mowing with the remaining area comprising 14.23 acres of rough grazing and 0.93 acres of amenity woodland.

The land benefits from a metered mains water supply.

The land lies approximately 340ft above sea level and is all sown down to permanent grass.

SCHEDULE OF FIELDS		
FIELD NO.	HA	ACRES
NY5467 8338	4.20	10.38
NY5467 9119	4.64	11.47
NY5467 9901	3.57	8.82
NY5566 1386	2.19	5.41
NY5566 0584	0.14	0.35
NY5566 0187	0.23	0.57
TOTAL	14.97	37.00

Tenure

We understand that the title of the property is freehold. The land will be sold with the benefit of vacant possession.

Exchange of Contracts, Vacant Possession and Completion:

The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. This is to take place within four weeks of an offer being accepted. The deposit will be non-refundable in the event of the purchaser(s) being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession will be given on completion which is to take place within four weeks of exchange of contracts.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

A public footpath crosses the land through parcel NY5467 9901.

Boundary Maintenance

The maintenance liability for the property is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist, the responsibilities are not known.

Basic Payment Scheme (BPS) / Entitlements

The agricultural land has been used by the vendors to claim BPS for the 2023 scheme year. The purchaser(s) will be bound to abide by the rules of cross compliance so that penalties are not imposed by the Rural Payments Agency (RPA) and will indemnify the vendors for any breaches up to the 31st of December 2023.

For the avoidance of doubt there are no Basic Payment Entitlements included in the sale.

Environmental Schemes

The land is not in any Environmental Stewardship or Agri-Environment Schemes

Sporting Rights

The sporting rights are included in the sale only in so far as they are owned.

Purchaser Registration

As part of the Anti-Money Laundering Regulations relating to the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements, or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. **The vendors reserve the right to sell the property without notice.**

Solicitors

If you require any information of a legal nature, please contact Katherine Pretswell-Walker at:

Cartmell Shepherd Solicitors
Montgomery Way
Rosehill
Carlisle
CA1 2RW

Tel: 01228 514 077

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Sale Agents

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