



Land at Blindcrake Cockermouth CA13 0QH

An excellent block of good quality mowing/grazing land for sale by Public Auction.

Lot 1 – A single field enclosure extending to 7.83 acres (3.17ha)

Lot 2 – Six field enclosures extending to 54.21 acres (21.94ha) including 4.50 acres (1.82ha) of woodland.

Lot 3 – Three field enclosures extending to 41.59 acres (16.83ha).

Lot 4 – A single field enclosure extending to 10.33 acres (4.18ha).

**For Sale by Public Auction 1.00pm Wednesday 14th July
2021 in Ring 1, Borderway Mart**

Location

The land is located between the villages of Blindcrake and Redmain, 4.5 miles North East of Cockermouth.

Directions

From Cockermouth take the A5086 out of the town heading North. At Belle Vue roundabout take the 3rd exit onto the A595, continue for two miles then turn right signposted Redmain/Blindcrake/Isel, continue through the village of Remain, Lots 2, 3 and 4 lie to right hand side of the road and Lot 1 is to the left hand side.

From Carlisle take the A595 heading West, after passing Moota turn left signposted Blindcrake, continue through the village of Blindcrake, Lots 2, 3 and 4 lie to the left hand side of the road and Lot 1 to the right hand side.

Method of Sale

The property is offered for sale by Public Auction on Wednesday 14th July 2021 at 1.00pm in Ring 1, Borderway Mart, Rosehill, Carlisle CA1 2RS.

Lot 1 will be offered for sale as an individual Lot. Lots 2, 3 and 4 will then be offered as individual Lots but may then be offered as a Whole.

The Sellers reserve the right to exclude any of the property shown, sell the property before hand or to generally amend the particulars.

All Prospective Buyers should be aware in order to be in a position to bid at the auction we must first undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017). All parties considering bidding must call into our office in the Mart and provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill for copying.

Exchange of Contracts and Completion

The Buyer will be required to pay a deposit amounting to 10% of the purchase price on the fall of the auctioneer's hammer, at which point exchange of contracts will take place. (The deposit will be non-returnable in the event of the Buyer being unable to complete a sale for any reasons not attributable to the Seller or their Agents).

Completion will take place on 30th September 2021, or earlier by agreement of the parties.

Tenure

The property is offered for sale Freehold with Vacant Possession being given on completion. The shooting rights over all Lots have been let to a third party for the 2021 season. Fishing rights are excluded from the sale.

Lot 1 – 7.83 acres (3.17ha)

Guide Price: £75,000

Lot 1 consists of a single field enclosure extending to 7.83 acres (3.17ha) of good quality mowing/grazing land, the land benefits from roadside access and mains water. The land is shown edged red on the attached plan.



| No | Field Reference | Ha | Acres |
|----|-----------------|-------------|-------------|
| 1 | NY1434 1519 | 3.17 | 7.83 |
| | TOTAL | 3.17 | 7.83 |

Basic Payment Entitlements

The land in Lot 1 is registered for Basic Payment purposes. 3.17 non SDA entitlement are included in the sale and will be transferred to the Buyer following completion.

The cost of transferring these entitlements will be £250 plus VAT, payable by the Buyer(s).

For the avoidance of doubt the Seller will make the 2021 claim and will retain the payment in full. N.B. Prospective Buyer(s) should be aware that the minimum claim area under the Basic Payment Scheme is 5ha.

Environmental Scheme

The land is subject to an HLS agreement that expires in 2023. Buyers will be required to indemnify the Seller of all losses if the existing agri-environmental agreement is not continued in the correct format. Potential buyers are advised to discuss any queries with the scheme with Natural England and obtain their own advice.

Full details of the Stewardship Agreement can be obtained from the Selling Agents.

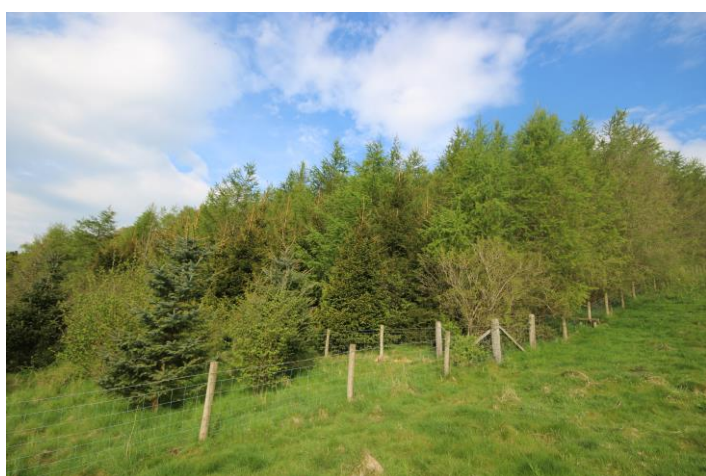
The transfer of the Stewardship Agreement (without any amendments or additional advice) will be made in accordance with the regulations of the Agreement and will be carried out by H&H Land & Estates Ltd for which a fee of £250 plus VAT will be payable by the Buyer(s).

Lot 2 – 54.21 acres (21.94ha)

Guide Price: £300,000

Lot 2 is shown edged blue on the attached plan and extends in total to 54.21 acres (21.94ha). The land comprises of good quality mowing/grazing land and there is also an area of woodland (Field 6) extending to 4.50 acres (1.82ha) which is adjacent to the River Derwent which offers an excellent base for a small shoot (please note the shooting rights have been let for the 2021 season).

The land benefits from a roadside access with then field to field access and mains water supply to one trough.



| No | Field Reference | Ha | Acres |
|----|-------------------------------------|--------------|--------------|
| 2 | NY1433 3093 | 6.64 | 16.41 |
| 3 | NY1433 3080 | 2.33 | 5.76 |
| 4 | NY1433 4261 | 4.01 | 9.91 |
| 5 | NY1433 5372 | 1.88 | 4.65 |
| 6 | NY1433 6960 / 5859 | 1.82 | 4.50 |
| 7 | NY1433 7351 / 8358 / 7761 / 5946 | 5.26 | 13.00 |
| | TOTAL | 21.94 | 54.21 |

Basic Payment Entitlements

The land in Lot 2 is registered for Basic Payment purposes. 19.82 non SDA entitlement are included in the sale and will be transferred to the Buyer following completion.

The cost of transferring these entitlements will be £250 plus VAT, payable by the Buyer(s).

For the avoidance of doubt the Seller will make the 2021 claim and will retain the payment in full.

Environmental Scheme

The land is subject to an HLS agreement that expires in 2023. Buyers will be required to indemnify the Seller of all losses if the existing agri-environmental agreement is not continued in the correct format. Potential buyers are advised to discuss any queries with the scheme with Natural England and obtain their own advice.

Full details of the Stewardship Agreement can be obtained from the Selling Agents.

The transfer of the Stewardship Agreement (without any amendments or additional advice) will be made in accordance with the regulations of the Agreement and will be carried out by H&H Land & Estates Ltd for which a fee of £250 plus VAT will be payable by the Buyer(s).

Designations

The River Derwent adjacent to Field 7 is designated as part of The River Derwent & Tributaries SSSI

Lot 3 – 41.59 acres (16.83ha)

Guide Price: £250,000

Lot 3 is shown edged green on the attached plan and extends in total to 41.59 acres (16.83ha) of good quality mowing/grazing land. The land is sold with the former access track which could be used to provide additional access. The land benefits from a roadside access with then field to field access and mains water supply to one trough.



| No | Field Reference | Ha | Acres |
|----|---------------------|--------------|--------------|
| 8 | NY1434 6582 | 6.56 | 16.21 |
| 9 | NY1433 7695 / 6606 | 3.82 | 9.44 |
| 10 | NY 1434 5525 / 6520 | 6.45 | 15.94 |
| | TOTAL | 16.83 | 41.59 |

Basic Payment Entitlements

The land in Lot 3 is registered for Basic Payment purposes. 16.49 non SDA entitlement are included in the sale and will be transferred to the Byer following completion.

The cost of transferring these entitlements will be £250 plus VAT, payable by the Buyer(s).

For the avoidance of doubt the Seller will make the 2021 claim and will retain the payment in full.

Environmental Scheme

The land is subject to an HLS agreement that expires in 2023. Buyers will be required to indemnify the Seller of all losses if the existing agri-environmental agreement is not continued in the correct format. Potential buyers are advised to discuss any queries with the scheme with Natural England and obtain their own advice.

Full details of the Stewardship Agreement can be obtained from the Selling Agents.

The transfer of the Stewardship Agreement (without any amendments or additional advice) will be made in accordance with the regulations of the Agreement and will be carried out by H&H Land & Estates Ltd for which a fee of £250 plus VAT will be payable by the Buyer(s).

Lot 4 – 10.13 acres (4.18ha)

Guide Price: £70,000

Lot 4 is shown edged yellow on the attached plan and extends in total to 10.13 acres (4.18ha) of good quality mowing/grazing land.

The land benefits from a roadside access and mains water supply to one trough.



| No | Field Reference | Ha | Acres |
|----|-----------------|--------------|-------------|
| 11 | NY1434 7412 | 10.33 | 4.18 |
| | TOTAL | 10.33 | 4.18 |

Basic Payment Entitlements

The land in Lot 4 is registered for Basic Payment purposes. 4.18 non SDA entitlement are included in the sale and will be transferred to the Buyer following completion.

The cost of transferring these entitlements will be £250 plus VAT, payable by the Buyer(s).

For the avoidance of doubt the Seller will make the 2021 claim and will retain the payment in full. N.B. Prospective Buyer(s) should be aware that the minimum claim area under the Basic Payment Scheme is 5ha.

Environmental Scheme

The land is subject to an HLS agreement that expires in 2023. Buyers will be required to indemnify the Seller of all losses if the existing agri-environmental agreement is not continued in the correct format. Potential buyers are advised to discuss any queries with the scheme with Natural England and obtain their own advice.

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New United Utilities Pipeline

The land is subject to the United Utilities West Cumbria Water Supplies scheme, which affects Lots 2, 3 & 4. The waterpipe is installed however works are continuing on this project. It is unlikely the working area fencing will be removed until 2022.

Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Purchasers will be held to have satisfied themselves as to the nature of such burdens and for further details are advised to contact Seller's Solicitor: Bethan Griffiths, Cartmells, Bishops Yard, Penrith CA11 7XU. 01768 862326.

A copy of the Legal Pack is available by contacting the Seller's Solicitor.

Viewings

The land can be viewed during daylight hours with a set of the sales particulars. Please ensure all gates are closed behind you as the Seller has stock on the land.

Nitrate Vulnerable Zone

None of the Lots are located within an NVZ.

IMPORTANT NOTICE

H&H LAND & ESTATES Ltd 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, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and 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;
no employee of H&H LAND & ESTATES Ltd has the 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 H&H LAND & ESTATES Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: May 2021

