



Stables & Land at Newtown **Irthington, Carlisle CA6 4NX**

A single field enclosure of grazing land, extending to 0.72 acres (0.29ha) with a well maintained timber stable block conveniently located with roadside access.

**For Sale by Public Auction at 6.00pm on Thursday 16th
September 2021 in Newtown Village Hall**

Guide Price £20,000



Location

The property is conveniently located on the fringe of the village of Newtown, only 2 miles North West of Brampton and 8.5 miles South East of Longtown.

Directions

From Brampton take the A6071 heading towards Longtown for approximately 2 miles, after passing Newtown Village Hall there is a layby on the right hand side and the land is located opposite this layby.

Description

A single field enclosure extending to 0.72 acres (0.29ha). The land is bounded by post and wire fences.

To the bottom of the field is a timber stable block with felted roof on a concrete pad with the benefit of a petrol generator for lighting. Rainwater is collected from roof run-off into a water bowser and trough.

Stable 1

3.68m x 3.64m. Metal hayrack, rubber mats.

Stable 2

3.58m x 3.66m. Metal hayrack, rubber mats.

Feed Store

3.63 x 5.40m. Concrete floor.

Lean-to Store

2.50m x 2.42m. Concrete floor

Nitrate Vulnerable Zone

The land is not within a Nitrate Vulnerable Zone.

Environmental Schemes

The land is not entered into any Environmental Schemes.

Basic Payment Scheme

The land is not registered for Basic Payment purposes.

Tenure

The property is offered for sale Freehold with Vacant Possession being given on completion.

Sporting & Mineral Rights

The sporting are included in the sale in so far as they are owned. The mines and mineral rights are held by a third party and are therefore not included in the sale.

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.

A copy of the legal pack will be available from the Sellers solicitor – Rebecca Davidson, Burnetts



Viewings

The land can be viewed on foot anytime during daylight hours with a set of the sales particulars. Please ensure that all gates are closed behind you.

Method of Sale

The property is offered for sale by Public Auction at 6.00pm on Thursday 16th September 2021 in Newtown Village Hall.

The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

Money Laundering Regulations

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 concourse and provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill for copying.

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: **July 2021**

