

LAND AT THORNEYTHWAITE

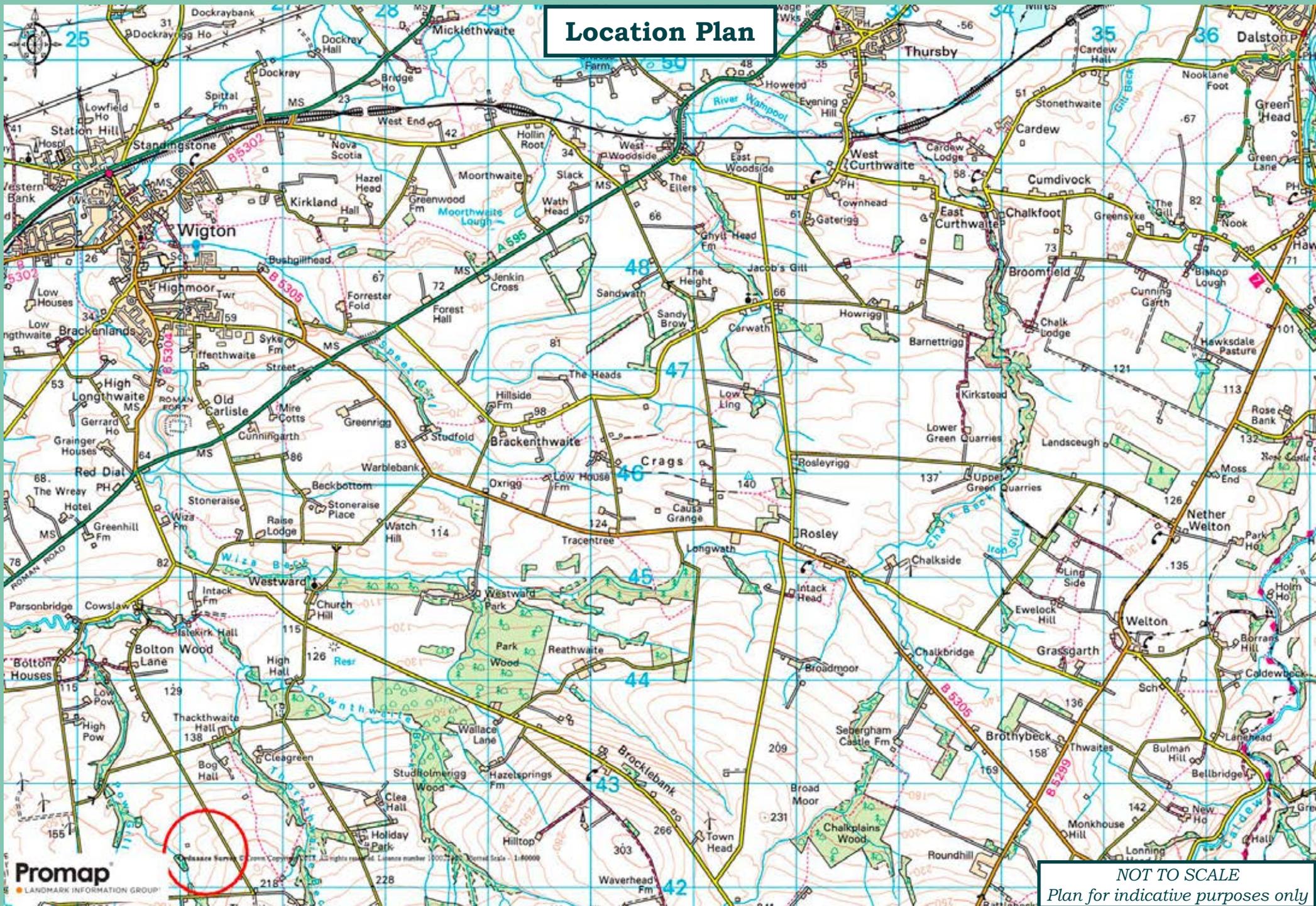
Mealsgate, Wigton, Cumbria, CA7 1DQ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



LAND AT THORNEYTHWAITE

Mealsgate, Wigton, Cumbria, CA7 1DQ

A PRODUCTIVE AGRICULTURAL SMALLHOLDING IN AN ACCESSIBLE & PRODUCTIVE AREA OF CUMBRIA

- MODERN FARM BUILDING
- BESPOKE CATTLE AND SHEEP HANDLING FACILITIES
- RING FENCED LAND
- PRODUCTIVE MOWING & GRAZING LAND
- HARDCORE ACCESS TRACK

IN TOTAL ABOUT 21.82 ACRES (8.83HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Beaty & Co Solicitors
Victoria Place
High St
Wigton
CA7 9PJ
Tel: 016973 42121



SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

The land at Thorneythwaite is situated about 3½ miles south of the busy market town of Wigton and about 11 miles southwest of the city of Carlisle. This area is distinctly rural in character with agriculture and tourism forming the backbone of the local economy.

The region is noted for its fertile and productive grassland. The land lies in a climatically favoured area which is known for its mild climate and long growing season. This has contributed to it being recognised as one of the most productive livestock rearing and dairying areas in the United Kingdom.

The property has been utilised for small scale agricultural production but would lend itself to any agricultural or equestrian enterprise. The inclusion of the modern building and the bespoke livestock handling system would allow any purchaser to further develop this unique lifestyle property.

DIRECTIONS

From the A595 at Red Dial turn due south signed Westward fork right and follow this road across a crossroads and the property is located on the right-hand side as indicated on the location plan which forms part of these particulars

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for the land at Thorneythwaite are sought in excess of: £ 240,000

VIEWING

By appointment with the sole selling agents:

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

THE LAND AT THORNEYTHWAITE

The Land at Thorneythwaite extends in total to about 21.82 acres (8.83 hectares) to include the areas occupied by the handling pens, access tracks and agricultural building.

The agricultural shed is of steel portal construction and measures 80ft x50ft and 15ft to eaves. The shed is utilised for livestock overwintering and storage the building benefits from a concrete apron and mains water.

Adjacent to the access track is a recently constructed livestock handling system for both cattle and sheep.

The agricultural land is contained within a ring fence in 2 clearly defined field enclosures. At present the land is all down to grass for grazing or mowing is Non Less Favoured and classified as DEFRA yield class 3







MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes 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' solicitor, **Beaty & Co** for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper legal terms to Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendors, solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendors or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but neither Threave Rural, nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services, fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser(s) must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Prospective purchaser(s) should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared December 2018



Sale Plan

FOR IDENTIFICATION PURPOSES ONLY



