

Preliminary particulars of sale of:

LONSDALE FARM, FRIZINGTON, CUMBRIA

An opportunity to acquire a 140 acre holding with quality agricultural land suitable for mowing and grazing, farm buildings, allotments and garages

For sale by Public Auction in 5 lots and as a whole at 12 noon on Wednesday 30th January 2019 at The Lakeland Livestock Centre, Cockermouth



Sole Selling Agents:

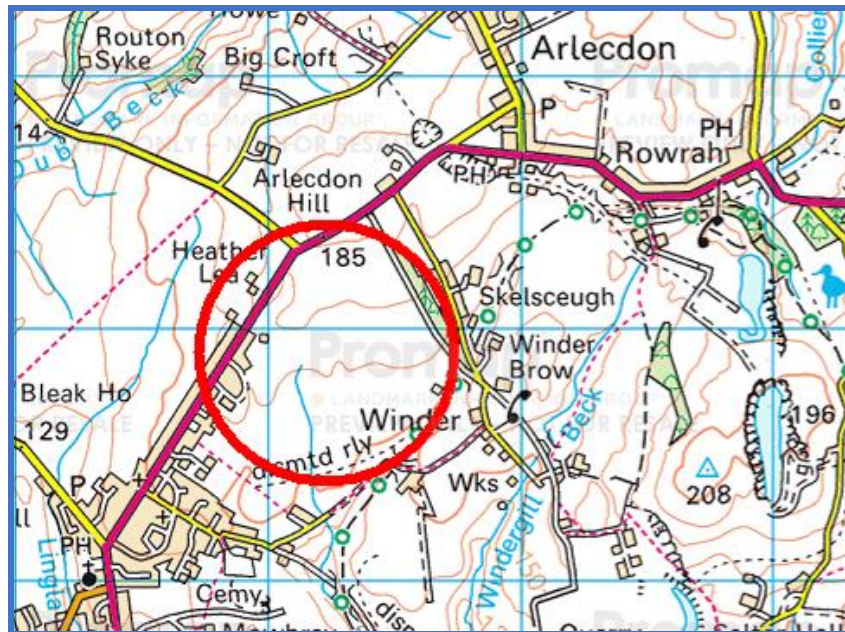
**Ian Wood
Land Agency Dept.
Mitchell's Auction Co. Ltd.
Lakeland Livestock Centre
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E: ian@mitchellslandagency.co.uk**

Solicitor:

**Peter Marrs
Milburns Solicitors
Oxford House
21-23 Oxford Street
Workington
CA14 2AL
Tel: 01900 67363
E: workington@milburnssolicitors.co.uk**

LOCATION / DIRECTIONS:

See the location plan below. The land is located between the villages of Frizington and Arlecdon with access from the A5086 and the private road leading to Eskett Quarry. For those using 'Sat Nav' systems input the postcode CA26 3PE. The property is marked with 'For Sale' boards. Its Grid Reference is NY043179.



DESCRIPTION OF THE PROPERTY:

The farm extends to 140.18 acres (56.73 ha) and the majority of the land can be easily worked with machinery of all kinds to produce silage crops. It gently slopes and undulates with a slight southerly aspect and its height ranges from approx. 150-180m above sea level. All lots have the benefit of either troughed or natural water supplies (see 'Water Supply' section). Lot 3 has the benefit of a substantially completed access track (unused stone remains on site at the penning area and is included in the sale at no extra charge). Boundaries comprise a mixture of fences and hedges, some double-fenced. An approx.100m section of the boundary between Lots 3 and 4 is unfenced. The Vendor will be responsible for erecting the fence in the event that the land is sold in Lots (see 'Boundaries' section). The fields are shown in the schedule of enclosures on the next page and on the Sale Plan at the end of these particulars.

Lot 1 has the benefit of the following:

- Steel portal frame building 60ft x 30ft (18.3m x 9.15m) with water supply.

Lot 2 has the benefit of the following:

- Modern livestock building/silage clamp; covered silage clamp 39ft x 90ft (11.9m x 27.4m) with concrete floor, lean to extension 15ft x 90ft (4.6m x 27.4m) with concrete floor and cubicles and additional extension 23ft x 90ft (7.0m x 27.4m) partially slatted loose housing with door at each end. Water connected.
- Machinery shed 39ft x 18ft (11.9m x 5.5m) with concrete floor and open front.
- Modern livestock building; 50ft x 75ft (15.2m x 22.9m) with concrete floor, feed troughs and pens, 2 gates at front. Water connected.
- 8 garages, currently let out at £30 per year per garage.
- Poultry sheds, currently let out.
- Allotment gardens, currently let out at £50 per year per garden.
- LOT 2 HAS SCOPE FOR FUTURE RESIDENTIAL DEVELOPMENT.

SCHEDULE OF ENCLOSURES:

OS Sheet No.	OS Field No.	Description	Area (hectares)	Area (acres)
Lot 1 (shaded red)				
NY0317	8751	Grazing and building	2.90	7.17
NY0317	9656	Grazing	0.98	2.42
NY0317	9637	Grazing	1.00	2.47
NY0417	0545	Grazing	2.28	5.63
NY0417	1843	Grazing	0.20	0.49
NY0417	1634	Grazing/mowing	3.49	8.62
NY0417	3342	Grazing/mowing	1.07	2.64
NY0417	4045	Grazing	0.09	0.22
Total			12.01	29.66
OS Sheet No.	OS Field No.	Description	Area (hectares)	Area (acres)
Lot 2 (shaded blue)				
NY0317	6743	Grazing	0.89	2.20
NY0317	8135	Grazing	1.78	4.40
Poultry sheds, garages, allotments, farm yard, buildings, access roads/land			0.89	2.20
Total			3.56	8.80
OS Sheet No.	OS Field No.	Description	Area (hectares)	Area (acres)
Lot 3 (shaded green)				
NY0417	1060	Grazing	11.01	27.21
NY0417	4886	Grazing/mowing	13.09	32.35
NY0418	2211(part)	Grazing	0.85	2.10
NY0417	6471	Grazing	0.50	1.24
Total			25.45	62.90
OS Sheet No.	OS Field No.	Description	Area (hectares)	Area (acres)
Lot 4 (shaded yellow)				
NY0418	2211 (part)	Grazing	9.19	22.71
OS Sheet No.	OS Field No.	Description	Area (hectares)	Area (acres)
Lot 5 (shaded pink)				
NY0418	3825	Mowing/grazing	6.52	16.11
GRAND TOTAL			56.73	140.18

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

VIEWING:

At any reasonable time during daylight hours provided a copy of these particulars is to hand.

METHOD OF SALE:

The property is offered for sale by Public Auction at 12 noon on Wednesday 30th January 2019 (unless sold privately beforehand) at The Lakeland Livestock Centre, Cockermouth (located just off the A66/A5086 roundabout on the outskirts of Cockermouth). The property will be offered for sale

in lots and as a whole subject to reaching undisclosed reserve prices. Please take note that any guide price given is not a reserve price. If a reserve price is not met during the auction the highest bidder will have the right to purchase the property at the reserve price after the auction. The Vendor reserves the right to amend the particulars of sale at any time; not to accept any offer received; to withdraw from the sale or to sell privately at any time prior to the auction. Any changes will be made clear at the Public Auction.

DEPOSITS AND CONTRACTS OF SALE:

A 10% deposit of the purchase price will be payable on the fall of the Auctioneer's hammer. The contract of sale is also to be signed on the fall of the Auctioneer's hammer. Copies of the contracts of sale will be available for inspection, by prior appointment only, at the offices of the Solicitor and Agent for two weeks prior to the sale.

COMPLETION:

The date fixed for completion is Friday 1st March 2019, or earlier by mutual agreement.

TITLE:

The property has freehold title and vacant possession will be given on completion. Lots 1, 2 and 3 are affected by overhead electricity pole lines. Lots 1 and 3 are affected by an underground sewer pipe. Lots 1 and 2 are affected by a public footpath. The property is sold subject to all existing burdens (covenants, wayleaves, 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 Vendor's solicitor in order to do so: **Peter Marrs, Milburns Solicitors, Oxford House, 21-23 Oxford Street, Workington, CA14 2AL. Tel: 01900 67363**

WATER SUPPLY:

A water supply originating at the Eskett Quarry road serves all lots. In the event that the land is sold in separate lots and not as a whole legal rights will be reserved in respect of the water supply that passes through the land to allow each lot to continue to use the supply.

MINERAL & SPORTING RIGHTS:

Mineral rights are not included in the sale. Insofar as they are owned by the Vendor, sporting rights are included in the sale at no extra charge.

BASIC PAYMENT SCHEME (BPS):

The land is classified as Non-SDA by the Rural Payments Agency / DEFRA and has been registered for the BPS. On completion the appropriate number of entitlements will be transferred to the purchaser at no extra cost in order to make a claim in 2019.

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. In the event that the land is sold in separate lots and not as a whole the Vendor will, prior to completion and at his own cost, erect a new stock-proof post and woven-wire boundary fence between points 'A' and 'B' on the Sale Plan.

ENVIRONMENT:

The land is not subject to an agri-environment scheme. In so far as the Vendor is aware, the property is not affected by any environmental, historical, archaeological or other statutory designation.

PURCHASER REGISTRATION:

As part of the new Money Laundering Regulations relating to the sale of property by public auction we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. We are therefore bound by law to ensure that potential purchasers are registered with ourselves at least 5 days prior to the auction. Please note that no one will be able to bid for the land at the auction unless they are registered with ourselves at least 5 days prior to the auction. Please contact the Land Agency office for further information and also refer to the covering letter attached to these particulars for further details.

VALUE ADDED TAX (VAT): VAT will not be charged on the sale.

DATE OF PREPARATION: December 2018.

Important Notice

Mitchell's Auction Company Limited 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, any offer or contract;*
- ii) all descriptions, dimensions, references to, condition and necessary permissions for use and occupation and other detail are given 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;*
- iii) no person in the employment of MITCHELL'S AUCTION COMPANY LIMITED has any 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 MITCHELL'S AUCTION COMPANY LIMITED or the Vendors or the Lessors of this property.*
- iv) the vendor reserves the right to sell prior to auction or prior to the closing date.*
- v) it is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer (bid). The making of any offer (bid) for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.*

Plans, areas and schedules, have been based on Ordnance Survey data using Promap mapping software and are for reference only. Any areas measurements quantities distances referred to are given as a guide only and are not precise.

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).

The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. The photographs shown in this brochure were not necessarily taken when the sales brochure was prepared.

Where any reference is made to planning permissions or potential uses such information is given by Mitchell's Auction Company Limited in good faith. Purchasers should make their own enquiries with the Planning Authorities into such matters prior to purchase. The property is sold subject to any Development Order, Tree Preservation Order, town Planning Schedule, Resolution or Notice which may be or be coming into force and the purchaser shall be deemed to have full knowledge of and satisfy himself about provisions of any such matter affecting the property.

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. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchasers 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.

Plan for identification purposes only.

