



Land to the South of Newbiggin Road | Carlisle | CA4 0RF

£400,000 freehold

Extending as a whole to approximately 37.22 acres (15.06ha)
of arable/grassland with 6.28 acres of mature woodland.

LIDDLE & Co
CHARTERED SURVEYORS

Land to the South of Newbiggin Road | Carlisle | CA4 ORF

The land extends to 37.22 acres including approximately 6 acres of woodland to the southeastern corner of the enclosure. The land is in good condition having been recently reseeded to grass after several years of arable cropping. The boundaries are hedgerows and livestock fencing in the form of barbed wire and Rylock fencing.

Water is present along the northern boundary.



Location/Directions

What3Words: ///occupy.ridge.lies

Please refer to the attached sale plan. The land can be accessed from a track to the eastern side (as shown). The land does not have a specific postcode of its own but the postcode of the nearest property to it is CA4 0RF.



The Land

The land lies to the south of Newbiggin Road, Carlisle and comprises of grass/arable land and six acres of mature woodland. The land is in a single enclosure and is accessed via a right of way over a private lane (the Piggery Track).



WWW.LIDDLEAND.CO.UK

Method of Sale

The property will be offered for sale by private treaty as a whole. Offers are to be made in writing to Liddle & Co.

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 Liddle & Co. The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

Tenure

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

Services

Water is present along the northern boundary.

Sporting & Mineral Rights

The sporting and mineral rights are included in the sale in so far as they are owned by the Vendor.

Wayleaves, Easements, Covenants & Rights of Way

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, world heritage sites, 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.

Environmental Schemes

For the avoidance of doubt, there are no schemes currently in place on the land.

Nitrate Vulnerable Zone

The land is not situated within a Nitrate Vulnerable Zone.

Designations

The land is not subject to any designations.





Money Laundering Obligations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the selling agents and vendor's legal representatives are obligated to undertake Customer Due Diligence (CDD) checks on all purchasers prior to any transaction being formally agreed.

Prospective purchasers will be required to provide proof of identity and proof of residential address. They may also need to provide documentation demonstrating the clear and legal source of funds being used to purchase the property.

Possession and Completion

The Purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. 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.

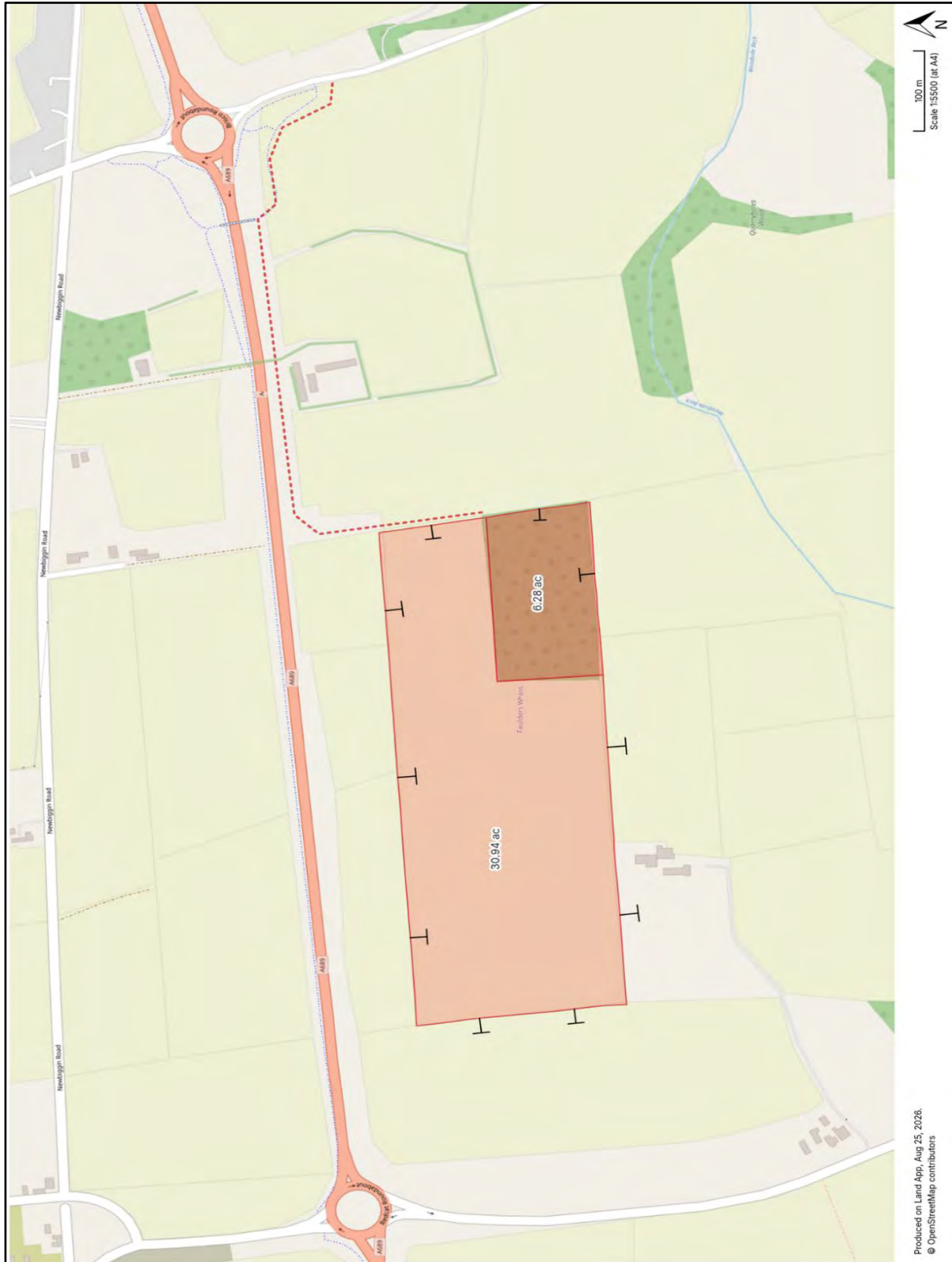
Solicitor Details

Mrs Diane Barnes, Burnetts Solicitors, Victoria House, Wavell Drive, Rosehill, Carlisle, CA1 2ST.

Phone: 01228 552222 | **Email:** DKB@burnetts.co.uk



Sale Plan





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.

Viewings

Viewing of the property is permitted during daylight hours with a copy of these particulars to hand.

We ask that gateways, the public highway, or any property belonging to a third party is not obstructed. All viewings are to be undertaken on foot on all occasions.

Be aware that land is occupied by a third party and the gate is padlocked.

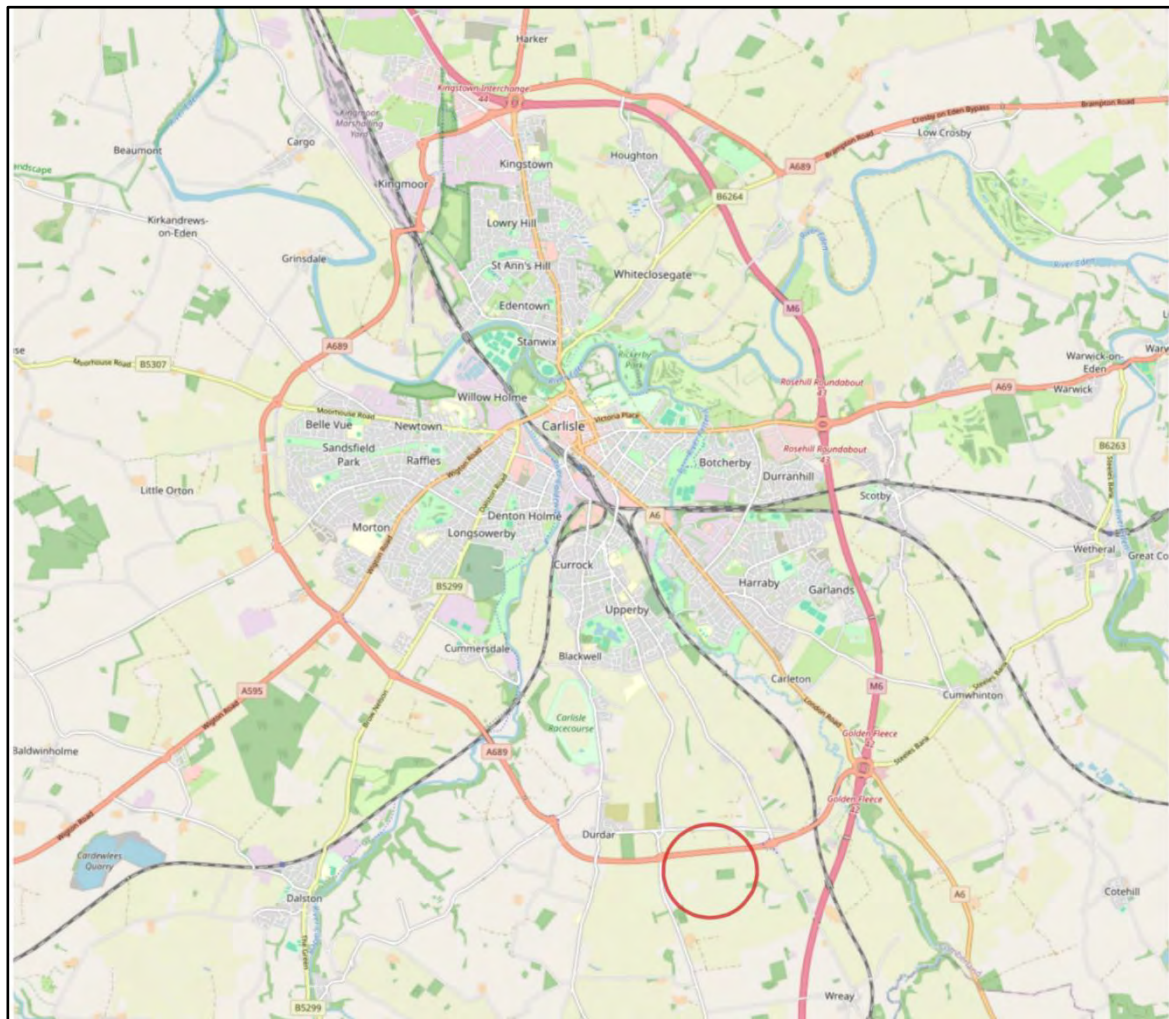
Further information can be obtained from Regan Lay via regan@liddleand.co.uk or on 01768 254 550.



Field Schedule

Field Parcel No.	Hectares	Acres
1	12.52	30.94
2	2.54	6.28
TOTAL	15.06	37.22

Location Plan



Important Notice

J Liddle & Co Limited for themselves and for the Vendor (s) or Lessor (s) of this property, whose Agents they are, give notice that:

- These particulars, whilst produced in good faith, are a general outline only and do not constitute, nor any part of, an offer or contract;
- No employee of J Liddle & Co Limited 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 J Liddle & Co Limited, the Vendor (s) or the Lessor (s) of this property;
- It is the responsibility of the prospective Purchaser or Lessee to satisfy himself as to the accuracy of any information upon which he relies in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the intending Purchaser or Lessee that he has relied solely upon his own personally verified information, inspection or enquiries;
- All descriptions, dimensions, references to condition and other details are given as a guide only and without responsibility and any intending Purchasers or Lessees should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of them;
- The photographs used in these particulars depict only certain parts of the property. It should not be assumed that the property remains as displayed in these photographs;
- The Vendors reserve the right to amalgamate, withdraw or exclude any of the Lots shown at any time and to generally amend the particulars or method of sale;
- The property is sold subject to reserve (s);
- J Liddle & Co Limited 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.

Registered Office: Hedworths 3, Bowes Offices, Lambton Park, Chester-Le-Street, Co. Durham, DH3 4AN

Main Office: Hackthorpe Hall, Hackthorpe, Penrith, Cumbria, CA10 2HX

Registered Number: 16816385

Telephone Number: 01768 254 550

