

LAND AT AIKTON
LAND AT OUGHTERBY
LAND AT SCEUGHMIRE, GREAT ORTON

Edwin
Thompson



- SEVERAL BLOCKS OF GRAZING/MOWING LAND EXTENDING IN TOTAL TO APPROXIMATELY 40.72 HECTARES (100.62 ACRES)
- FOR SALE AS A WHOLE OR IN LOTS BY PRIVATE TREATY



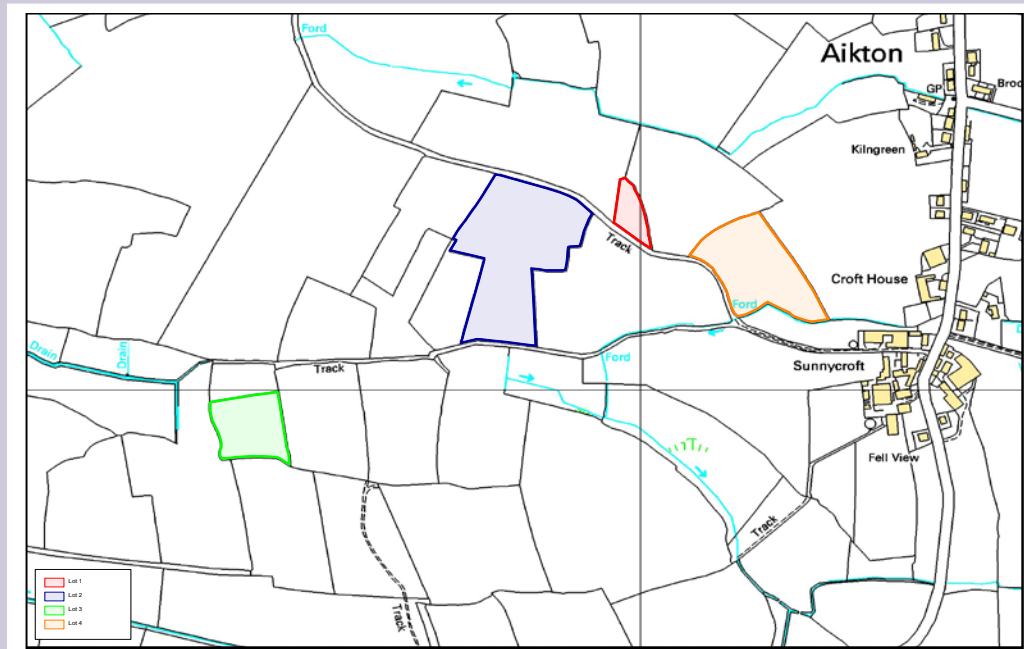
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LOCATION

The majority of the land surrounds the village of Aikton and Oughterby within the Allerdale District with two parcels being situated at Sceughmire, within the Carlisle District, in the county of Cumbria. The city of Carlisle is located some 9.3 miles north-east of the land with the town of Penrith being some 26 miles to the south-east. The land is situated in a convenient position with access being either directly off the public highway or off internal hard tracks.

DESCRIPTION

The sale of the land at Aikton, Oughterby and Sceughmire offers an opportunity to acquire useful parcels of productive agricultural land extending in total to approximately 39.98 hectares (98.76 acres). All of the land is classed as Grade 3 agricultural land. The soils are described as freely draining, slightly acidic loamy soils suited to grassland and arable production.

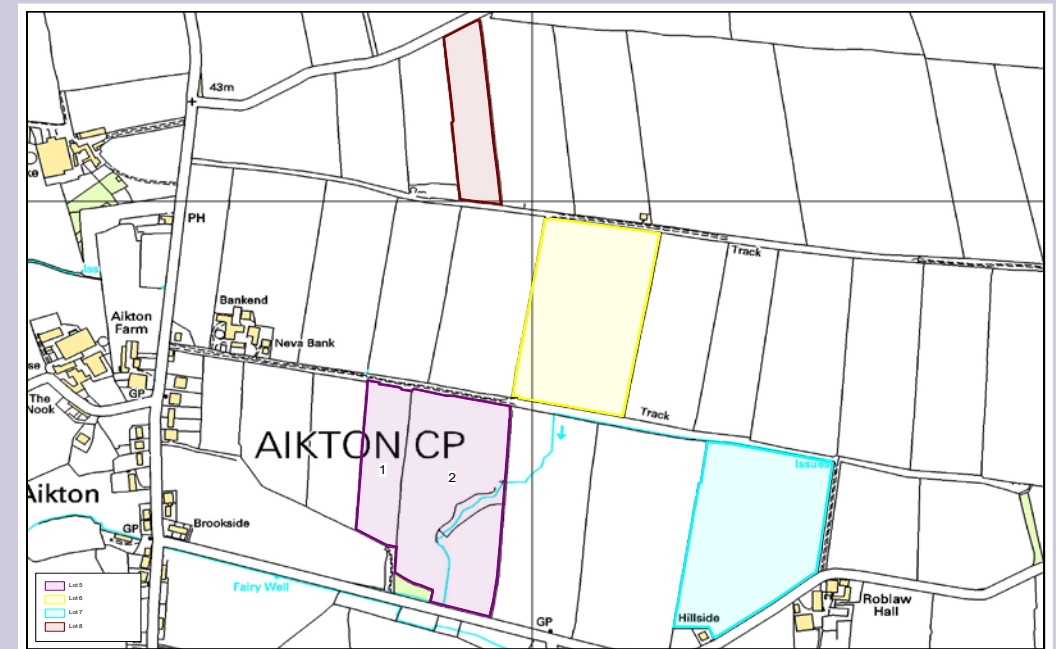


The land has been split as follows:

Land at Aikton

Lot 1 – Agricultural land extending to approximately 0.35 hectares (0.86 acres). The land is of Grade 3 quality suited to arable and grassland production. The land is accessed via a private access track leading off the public highway. The land is currently down to permanent grassland.

Lot 2 – Agricultural land extending to approximately 3.22 hectares (7.96 acres). The land is of Grade 3 quality suited to grassland and arable production. The land benefits from a mains water supply and access is granted from a track leading off the public highway. The land is currently down to permanent grassland.



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Lot 3 – Agricultural land extending to approximately 0.99 hectares (2.45 acres). The land is of Grade 3 quality suited to grassland and arable production. The land benefits from a mains water supply and access is granted from a track leading off the public highway. The land is currently down to permanent grassland.

Lot 4 – Agricultural land extending to approximately 1.82 hectares (4.50 acres). The land is of Grade 3 quality suited to grassland and arable production. The land benefits from a natural water supply and access is granted directly off the public highway. The land is currently down to permanent grassland.

Lot 5 – Agricultural land extending to approximately 6.65 hectares (16.43 acres). The land is of Grade 3 quality suited to grassland and arable production. The land benefits from a mains water supply and access is granted directly off the public highway and also via a private access track leading to the public highway. The land is currently down to permanent grassland.

Lot 6 – Agricultural land extending to approximately 4.99 hectares (12.33 acres). The land is of Grade 3 quality suited to grassland and arable production. The land is accessed via a private track leading from the public highway. The land is currently down to permanent grassland.

Lot 7 – Agricultural land extending to approximately 5.06 hectares (12.50 acres). The land is of Grade 3 quality suited to grassland and arable production. The land benefits from a mains water supply and access is granted directly off the public highway. The land is currently down to permanent grassland.

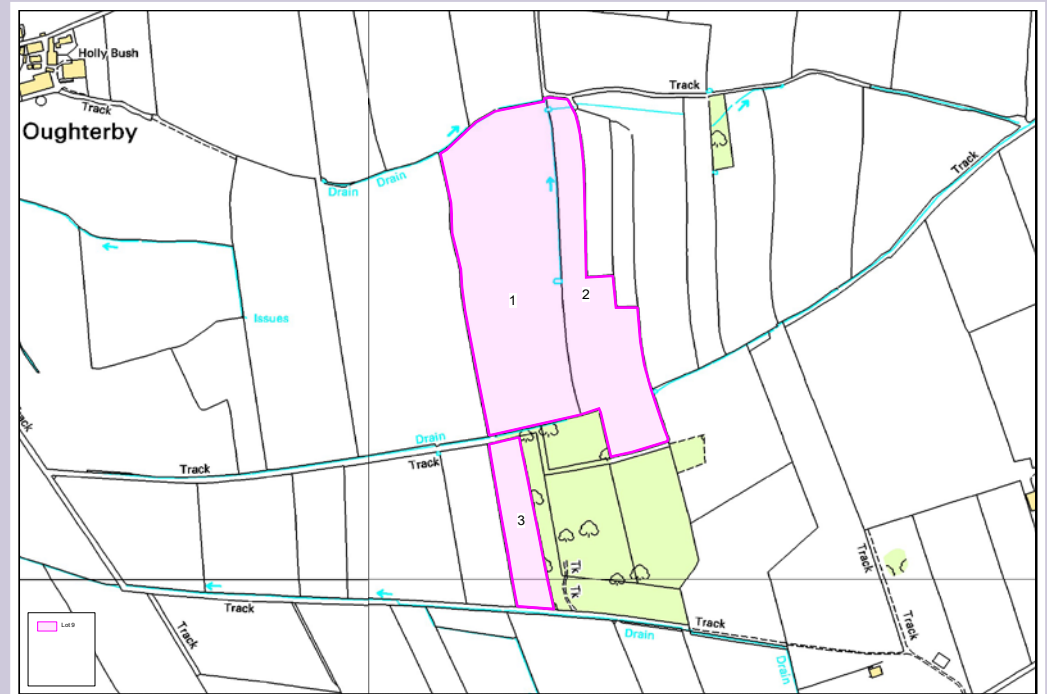
Lot 8 – Agricultural land extending to approximately 1.68 hectares (4.15 acres). The land is of Grade 3 quality suited to grassland and arable production. The land benefits from a mains water supply and access is granted directly off the public highway and via a track leading to the public highway. The land is currently down to permanent grassland.

Field Schedule				
Lot	OS Reference	Description	Acres	Hectares
1	NY2653 9828	Land at Aikton	0.86	0.35
		TOTAL	0.86	0.35
2	NY2653 8421	Land at Aikton	7.96	3.22
		TOTAL	7.96	3.22
3	NY2652 4494	Land at Aikton	2.45	0.99
		TOTAL	2.45	0.99
4	NY2753 1719	Land at Aikton	4.50	1.82
		TOTAL	4.50	1.82
5	NY2753 7958	Land at Aikton	3.85	1.56
	NY2753 8855	Land at Aikton	12.58	5.09
		TOTAL	16.43	6.65
6	NY2853 0782	Land at Aikton	12.33	4.99
		TOTAL	12.33	4.99
7	NY2853 3147	Land at Aikton	12.50	5.06
		TOTAL	12.50	5.06
8	NY2754 9315	Land at Aikton	4.15	1.68
		TOTAL	4.15	1.68
9	NY3055 2147	Land at Oughterby	17.07	6.91
	NY3055 3040	Land at Oughterby	8.97	3.63
	NY3055 2202	Land at Oughterby	3.21	1.30
		TOTAL	29.26	11.84
10	NY3453 2140	Land at Sceughmire	5.34	2.16
	NY3453 3613	Land at Sceughmire	4.84	1.96
		TOTAL	10.18	4.12



Land at Oughterby

Lot 9 – Agricultural land extending to approximately 11.84 hectares (29.26 acres). The land is split into three separate field parcels and is of Grade 3 quality suited to grassland and arable production. The land benefits from a mains water supply and access is granted from a track leading off the public highway at two different locations. The land is currently down to permanent grassland.



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Land at Sceughmire, Great Orton

Lot 10 – Agricultural land extending to approximately 4.12 hectares (10.18 acres). The land is split into two separate parcels and is of Grade 3 quality suited to grassland and arable production. The land benefits from a mains water supply and access is granted directly off the public highway. The land is currently planted with willow which has just been harvested. The contract has been terminated and the willow roots will be mulched. Further details are available upon request.



METHOD OF SALE

The property is offered for sale as a whole or in lots by Private Treaty. Offers should be submitted in writing to Mr Matthew Bell, Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria CA1 2RW.

The vendor reserves the right to withdraw / exclude any of the land shown at any time and to generally amend the particulars for sale and method of sale. Therefore, prospective purchasers are advised to register their interest with the selling agents.

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession being given upon completion.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are included within the freehold sale, as far as they are owned.

BASIC PAYMENT SCHEME

The land is registered under the Rural Land Register for the Basic Payment Scheme. The Entitlements are included within the sale and will be transferred to the successful purchaser upon completion, subject to a charge of £250 + VAT per transfer.

ENVIRONMENTAL STEWARDSHIP SCHEME

All of the land is entered into a Mid Tier Stewardship Agreement it will be a requirement that scheme is taken over by the successful purchaser(s). The Scheme will be transferred will be transferred to the successful purchaser upon completion, subject to a charge of £250 + VAT per transfer.

RIGHTS IF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with any benefit of all rights of way, whether public or private and any existing or proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not. The buyer will be held to satisfy himself or herself on all such matters. Further details can be obtained from Richard Miller / Rachel Elliot, Burnetts Solicitors, Victoria House, Wavell Drive, Carlisle, CA1 2ST. T: 01228 552222

VIEWING

Viewing is permitted at any reasonable time with the possession of these particulars constituting authority to view. Anyone viewing is respectfully asked to ensure that any gates are securely closed on entering and exiting the property.

MONEY LAUNDERING REGULATIONS

The successful purchaser(s) should be aware that they will be required to provide the vendors agent with documents in relation to Money Laundering Regulations. Further details are available upon request.

FURTHER INFORMATION

Further information can be obtained from Matthew Bell or Megan Proctor

m.bell@edwin-thompson.co.uk

m.proctor@edwin-thompson.co.uk

SELLING AGENT

Mr Matthew Bell MRICS FAAV

Edwin Thompson

FIFTEEN Rosehill

Montgomery Way

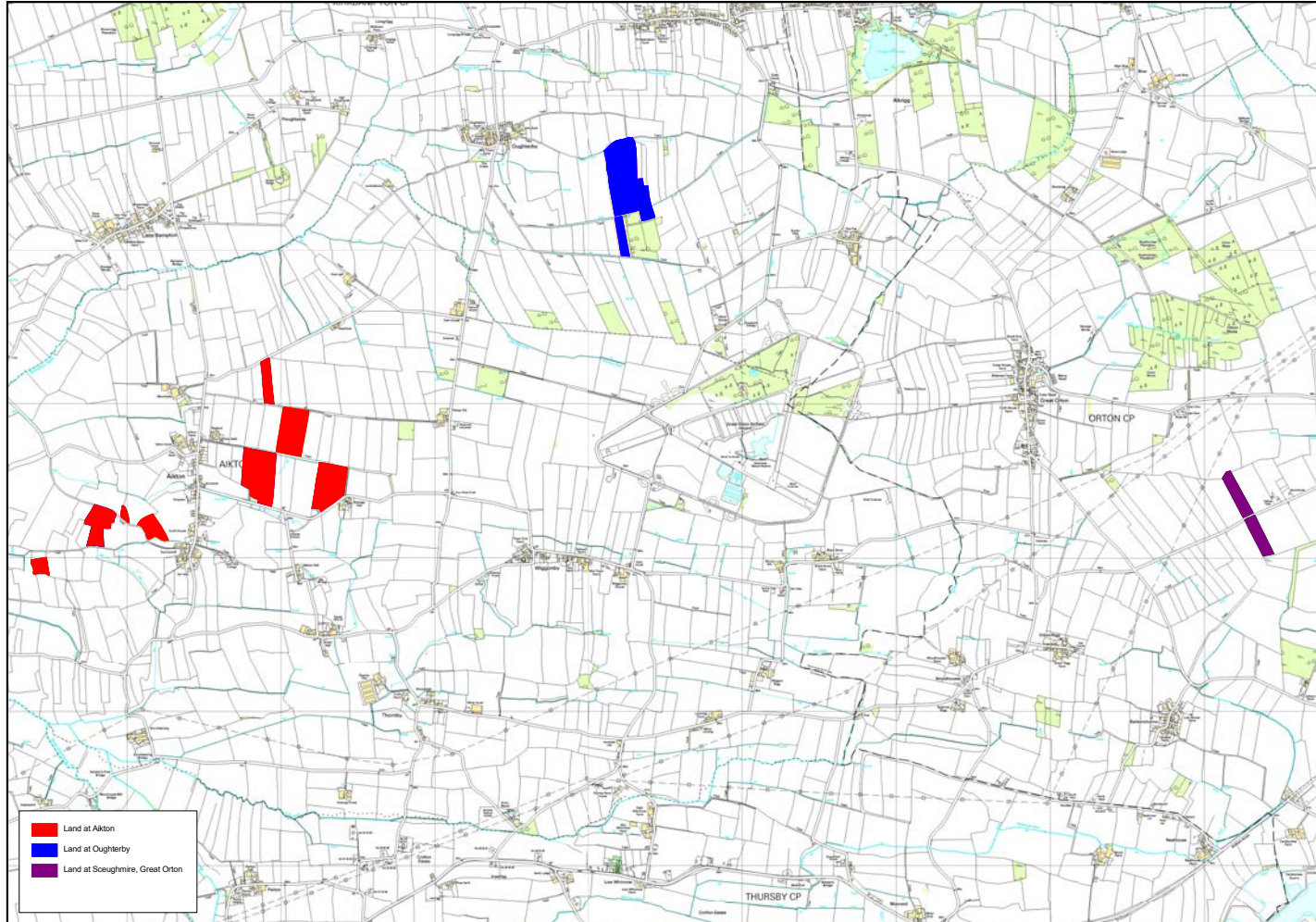
Carlisle

Cumbria

CA1 2RW

Tel: 01228 548385

Email: m.bell@edwin-thompson.co.uk



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this land and property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in May 2020