



Land at Murton

Appleby in Westmorland CA16 6LZ

A useful block of allotment grazing land extending in total to 36.35 acres (14.71ha) located on the outskirts of the village of Murton with natural water supply accessed via a track from the main road.

For Sale by Public Auction at 6.30pm on Wednesday 4th August 2021
At Murton Institute, Murton

Guide Price £110,000



Location

The land is located 0.5 miles South of the village of Murton, Appleby in Westmorland is 3.8 miles to the West and the market town of Kirkby Stephen is 10.7 miles to the South.

Directions

From Appleby in Westmorland take the B6452 (The Sands) then turn right onto Drawbriggs Lane signposted Hilton/Murton, at the roundabout take the 2nd exit and continue on Drawbriggs Lane then at the T Junction turn left signposted Hilton/Murton continue on this road for 3.1 miles and the access track leading to the land is located on the righthand side immediately after the cemetery. Please only access the track on foot as there are no turning places.

Description

A useful block of allotment grazing land extending to 36.35 acres (14.71ha) with a natural water supply.

The land is bounded by a mixture of stone walls and post and wire fences.

Nitrate Vulnerable Zone

The land is not within a Nitrate Vulnerable Zone.

Land Designation

The land with within the Appleby Fells SSSI.

Environmental Schemes

The land has been entered into a Countryside Stewardship Scheme commencing 1 January 2021. The only option relevant for the land is UP2 – management of rough grazing for birds.

Basic Payment Scheme

The land is registered for Basic Payment purposes. 14.71 SDA entitlements are included in the sale, and will be transferred to the successful Buyer.

The cost of transferring these entitlements will be £250 + VAT, payable by the Buyer.

For the avoidance of doubt the Seller will make the 2021 claim and will retain the payment in full.

Tenure

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

Sporting & Mineral Rights

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

Lot	Field Reference	Ha	Acres
1	NY7321 5551	7.36	18.19
2	NY7321 7040	7.35	18.16
	TOTAL	14.71	36.32

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 – Ian Jenkinson at Milne Moser, Kendal

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 on Wednesday 4th August 2021 at 6.30pm in at Murton Institute.

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: **June 2021**



