



Land & Estates
Sales, Lettings & Valuers

Our ref: SD/HS210

Your ref:

Date: 8 January 2021

Dear

Land at Bram Cragg, St Johns in the Vale

Many thanks for your recent interest in the above property, I write to confirm that a closing date for receipt of offers has been set for 12.00 noon Wednesday 20th January 2021. Please find enclosed an offer form for submission of offers to be sent along **with proof of funding** to:

Shirley Dodd
H&H Land & Estates
Borderway,
Rosehill,
Carlisle
CA1 2RS
E: shirley.dodd@hhlandesates.co.uk

If your offer form and proof of funding is sent via email please call me on 01228 406274 to ensure it has been received prior to the closing time.

If you have any queries please do not hesitate to contact me.

Yours sincerely

Shirley Dodd

Shirley Dodd
Property Sales Administrator
shirley.dodd@hhlandestates.co.uk

H&H Land & Estates Limited

Borderway, Rosehill, Carlisle, Cumbria CA1 2RS
t: 01228 406260 | e: carlisle@hhlandestates.co.uk
hhlandestates.co.uk

Regulated by RICS. Registered in England No: 3780434. Registered Office: Borderway Mart, Rosehill, Carlisle, Cumbria CA1 2RS



An H&H Company

**Offer Form – Land at Bram Cragg, St John’s in the Vale
SUBJECT TO CONTRACT**

Name:	
Address:
Contact Details	Tel:
	Email Address:
Solicitors Details
I wish to offer	
£.....	
(Please also write the sum in words)	
Please confirm how your offer is funded and provide proof of funding	
Signed:..... Dated:	

**Return to: Shirley Dodd, H&H Land & Estates, Borderway, Rosehill, Carlisle
CA1 2RS no later than 12.00 noon, Wednesday 20 January 2021**



Land at Bram Cragg

St John's in the Vale, Keswick, Cumbria, CA12 4TS

A ring-fenced block of excellent grazing land extending to 15.27 acres (6.18 ha) located in the Lake District National Park. The land benefits from roadside access and natural water supply.

Guide Price £145,000



Location

The land is located in St John's in the Vale in the Lake District National Park (UNESCO World Heritage Site), approximately 2.2 miles south of Threlkeld, 3.2 miles south east of Keswick and 2 miles north of Thirlmere Reservoir.

Directions

From Junction 40 of the M6 at Penrith take the A66 heading West, at the roundabout continue on the A66 for approximately 11.6 miles. Take the left turn signposted Thirlmere/Thirlmere Quarry/Mining Museum. The land will be on the right after approximately 2.4 miles, marked by a sale board.

Description

A single block of excellent pasture/grazing land extending to 15.27 acres (6.18ha).

Access is from the B5322 over a traditional stone bridge. The land benefits from natural water. A public footpath crosses the land.

The boundaries are post and wire fences with St John's Beck forming the eastern boundary.

Nitrate Vulnerable Zone

The land is not located within the nitrate vulnerable zone.

Environmental Schemes

There are no environmental schemes on the land.

Basic Payment Scheme

The land is registered for Basic Payment purposes 6.18 SDA entitlements are included in the sale and will be transferred to the Buyer.

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

For the avoidance of doubt, the Sellers will retain the 2020 claim in full.

Common Rights

The land is sold with attached grazing rights for St John's Common, CL123, the rights are part of Entry 64 for a total of 72 ewes or 14 cattle.

The Common is in an HLS agreement. The Purchasers will be held to have satisfied themselves as to the nature of such rights, and obligations for joining the agreement, if they so desire, under membership of the St Johns Common Group Internal Agreement. It is the Purchasers responsibility to complete, and pay for, all the necessary forms for the transfer of the common rights and updating the register. The Purchaser will indemnify the Vendor for any loss that occurs as a result of not updating the Commons Register.

Tenure

The property is offered for sale Freehold with Vacant Possession being given on completion. All the land is registered under CU238615 with a very small part unregistered. This is subject to an application to the Land Registry which is believed will be successful

Sporting & Mineral Rights

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

Viewing

Viewing is permitted at reasonable time with the possession of these sales particulars constituting authority to view. Anyone viewing is respectfully asked to ensure that all gates are securely closed at all times.

Field number	Reference	Area (ha)	Area (acres)
1	NY3121 6966	4.12	10.18
2	NY3121 5866	2.06	5.09
Total		6.18	15.27

Method of Sale

The property is to be offered for sale as a whole by Private Treaty. The Seller reserves the right to amalgamate, split, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

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.

Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID (i.e. driving licence or passport) and the other being a utility bill showing their address. These can be provided in the following ways: call into our office with, or post to us, the original documents for us to copy; or a certified copy provided via your solicitor.



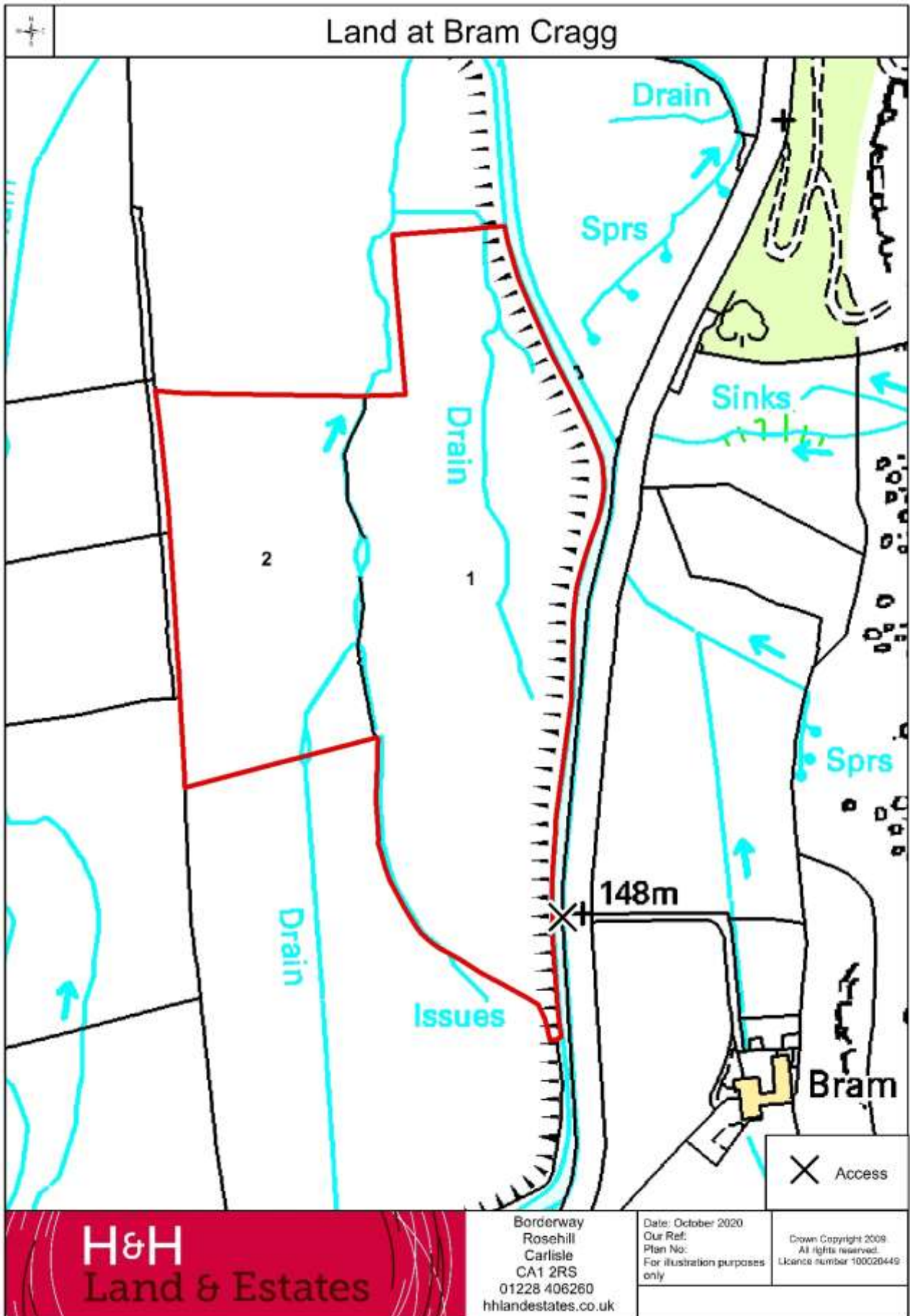
IMPORTANT NOTICE

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: **October 2020**



H&H
Land & Estates

Borderway
Rosehill
Carlisle
CA1 2RS
01228 406260
hhlandestates.co.uk

Date: October 2020
Our Ref:
Plan No:
For illustration purposes
only

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