



C & D Property Services

Land and Estate Agents, Valuers and Surveyors

Part of Cumberland & Dumfriesshire Farmers' Mart PLC

Carlisle 12 miles, Brampton 7 miles
(All distances approximate)

FIELDS AT TOWNFOOT, CUMREW, HEADS NOOK, CARLISLE, CUMBRIA

8.3 acres (3.36 hectares) or thereabouts of useful grazing land situated to the north east of the village with access via a private lane and a trough water supply. The fields are ideal for equestrian or agricultural purposes and are located in an Area of Outstanding Natural Beauty.

The land is situated in East Cumbria, below the Pennine Hills and accessible to the town of Brampton and the City of Carlisle. The position of the land is shown arrowed on the attached Location Plans with the extent of the field shown edged red on the Site Plan

AUCTION GUIDE PRICE: £40,000

To be offered for sale by Public Auction at 2pm on Friday 27th March 2009 within the Memorial Hall, Longtown, Carlisle, after the sale of other properties.

Vacant possession will be given upon completion of the sale on Friday 24th April 2009 or earlier upon payment of the full purchase price to the Vendors' Solicitors.

Viewing: Possession of these sales particulars permits viewing on foot at any time during daylight hours.

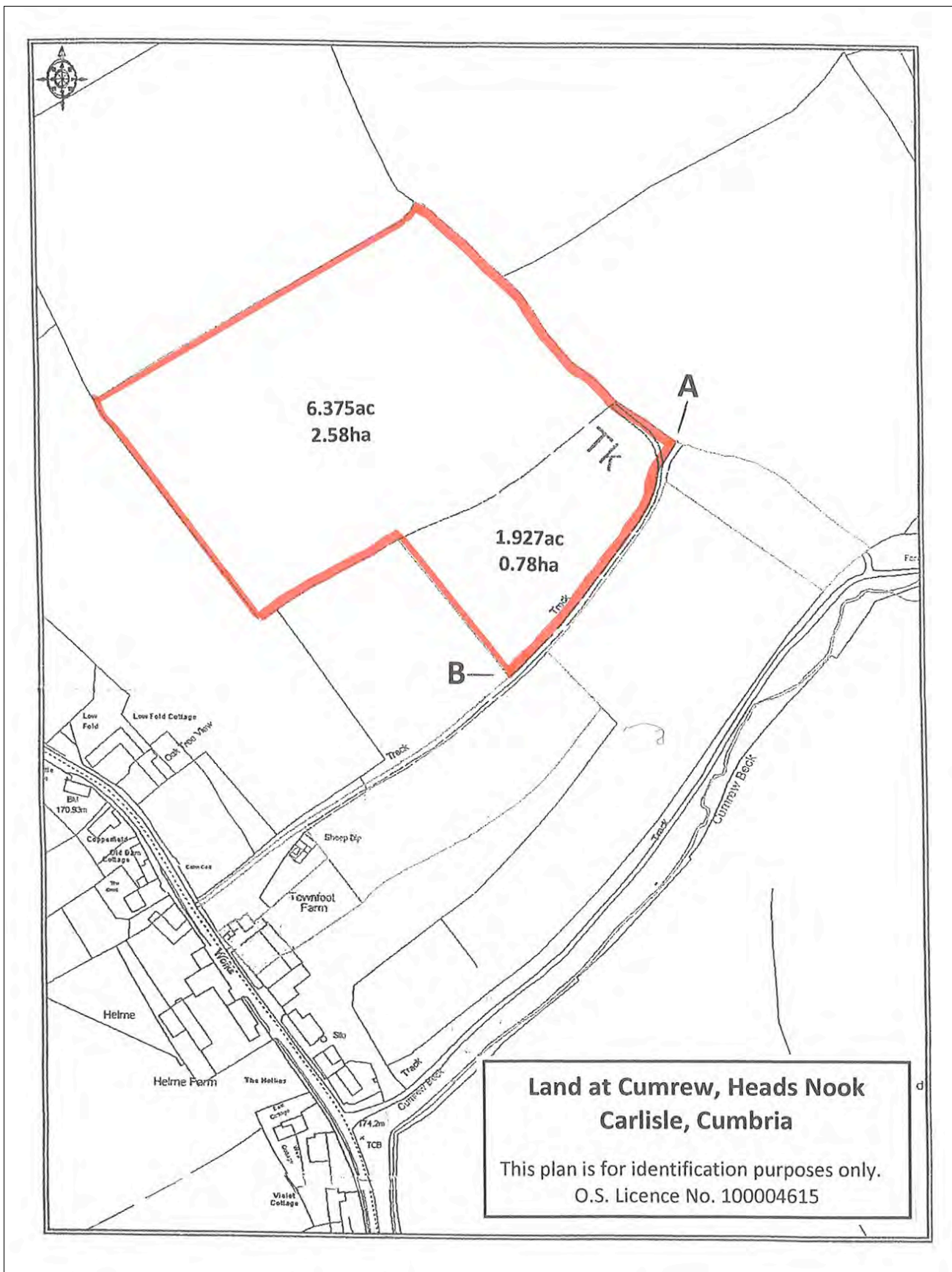
**Solicitors: Burnetts, 6 Victoria Place, Carlisle, CA1 1ES.
For the attention of: Ann Curtis Tel No: 01228 552222**



17/19 High Street • Longtown • Carlisle • Cumbria • CA6 5UA

Tel: (01228) 792299 - Fax: (01228) 792284

TENURE	Freehold
SERVICES	A trough situated close to the northern corner of the land is supplied from a pump located near Townfoot Farm in Cumrew village. The purchaser will be responsible for one third of the maintenance, repair and replacement costs of the pump together with a third share of the electricity used. Maintenance of the pipe from the pump to the trough will be apportioned on an according to user basis.
ACCESS	A right of way for agricultural and equestrian purposes will be granted along the access road from the public highway to point 'A' on the Site Plan. The purchaser will pay a fair proportion of the maintenance costs of the access road on an according to user basis. A neighbouring owner has a right of way along the north east boundary to access adjoining fields.
SINGLE FARM PAYMENT	There are no Entitlements to the Single Farm Payment included in this sale. We understand the land is not registered for IACS purposes and is classified as Disadvantaged Less Favoured Area by the Rural Payments Agency.
RURAL PAYMENTS AGENCY	Rural Payments Agency, (RPA) Eden Bridge House, Lowther Street, Carlisle, CA3 8DX. Telephone (01228) 523400.
BOUNDARIES	The Vendor will erect a new fence and gate along boundary 'A to B' on the Site Plan within one month of completion. The fence will follow the top of the bank adjoining the access track. This new fence and gate will be the future maintenance responsibility of the Purchaser.
MINERAL AND SPORTING RIGHTS	The Mineral Rights, in so far as they are owned by the Vendor, are included in the sale. The Sporting rights are not owned.
LOCAL AUTHORITIES	Carlisle City Council, Civic Centre, Carlisle, Cumbria, CA3 8QG. Tel: (01228) 606060. Cumbria County Council, The Courts, Carlisle, CA3 8NA. Tel: (01228) 606060.
WAYLEAVES, EASEMENTS AND RIGHTS OF WAY	The land is sold subject to and with the benefit of any reservations, wayleaves, rights of way, easements and other matters whether constituted in the Title Deeds or not. The Purchaser(s) will be deemed to have satisfied themselves as to the nature of such restrictions and are advised to contact the Vendors' Solicitors who are detailed on the front of the brochure.
METHOD OF SALE	The land will be offered for sale by Public Auction and will be sold subject to an undisclosed reserve price. The completion date is to be the 24 th April 2009. Due to the Money Laundering Regulations 2007 and for formal identification purposes the Vendors' Solicitors may request formal identification from the Purchaser. A passport or photographic divers licence would be ideal for this purpose. The auction will be held at the Memorial Hall, Longtown, Carlisle. Longtown is situated on the A7 north of Carlisle. On entering Longtown from Carlisle, the Memorial Hall is the first turning on your left. The sale will commence at 2pm on Friday 27 th March 2009 and this Lot will be sold immediately after the sale (two other agricultural land Lots). Approximate sale time 2.20pm.
CONDITION OF SALE	The Purchaser(s) will be required to sign a contract for the purchase of the land and pay a 10% deposit on the purchase price immediately after the auction. This contract together with any special conditions of sale will be available for inspection at the offices of the Auctioneers (17/19 High Street, Longtown, Carlisle), as well as the Vendors' Solicitors during normal office hours for seven days prior to the auction. Prospective purchasers will be deemed to have knowledge of these conditions and the



Details prepared 18th June 2008 Amended 20th February 2009 Ref: NPH

Important Notice

C & D Property Services for themselves and for the Vendors/Lessors of this property, give you notice that:-

1. The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
2. 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.
3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid committing an offence under the Property Misdescriptions Act 1991. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.