

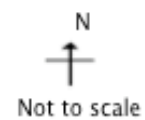
## Land at Winton

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### Location Plan

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The **LAND AT WINTON** offers a potential purchaser the opportunity to acquire a productive parcel of grazing and mowing land lying in a convenient position, close to Winton village and the larger settlement of Kirkby Stephen in the Upper Eden valley.

The land will be of interest not only to existing farmers and land owners wishing to add to their holdings but also those seeking land for equestrian purposes and other hobby uses.

In a single enclosure the land is in good heart and has the benefit of a mains water supply. Access is via a short length of track off the council maintained Daleholme Lane and the main A685 road is approximately 100m from the field gate.

Winton village is set on the opposite side of the A685 to the land and Kirkby Stephen is approximately 1½ miles to the south.

Immediate vacant possession is available and the land is to be offered for sale by Public Auction.

The location and the extent of the land (coloured pink on the Sale Plan) is shown on the plans attached to these particulars.

### **Schedule of Acreages**

OS Field no.	Acres	Hectares
85	2.30	0.93
	<b><u>2.30</u></b>	<b><u>0.93</u></b>

### **GENERAL REMARKS, RESERVATIONS & STIPULATIONS**

#### **Method of Sale**

The property is to be offered for sale by Public Auction on Tuesday 8<sup>th</sup> September 2009 at 2.00p.m. within The Kings Arms Hotel, Kirkby Stephen.

The Vendors and the Sole Selling Agents reserve the right to alter, divide or amalgamate any of the land or to withdraw or exclude any of the property at any time.

#### **General & Special Conditions of Sale**

The property will, unless previously withdrawn, be sold subject to general and special conditions of sale which may be inspected during the usual office hours at the offices of the Vendor's Solicitors and the Auctioneers during the 14 days immediately before the day of the auction. The conditions of sale may also be inspected in the sale room but they will not then be read out.

Purchasers will be deemed to have had notice of each condition and all bidders to have bid on the basis that they have inspected the said conditions (whether they have in fact done so or not).

#### **Deposit**

A deposit of 10% of the purchase price will be payable to the Vendor's Solicitors on the fall of the Auctioneer's hammer.

#### **Tenure**

The land is being offered with vacant possession.

#### **Wayleaves, Easements & Rights of Way**

The property is sold subject to all rights including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and other rights and 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 referred to in these particulars.

Any purchaser will have been deemed to have satisfied themselves as to the nature of such restrictions and are advised to contact the Vendors solicitors for details: Gaynham King & Mellor, 29 Boroughgate, Appleby-in-Westmorland, Cumbria CA16 6XG. Tel. (017683) 51422, Fax. (017683) 52722. Email. [kal@gaynham.co.uk](mailto:kal@gaynham.co.uk). Mr K A Lowther acting.

### **Mineral & Sporting Rights**

These are excluded from the sale insofar as they may be reserved by a previous owner.

### **Services**

The land is served with a mains water supply

### **Single Payment Scheme (SPS)**

No Single Payment Entitlements are included in this sale.

### **Quotas**

For the avoidance of doubt there are no quotas included in the sale of any of the Lots.

### **Land Classification**

The land has a MAFF Land Classification of Grade 3.

### **Boundaries**

The responsibility for the boundaries is shown on the sale plans by an inward facing 'T' mark. Where no mark is shown no further information is available.

### **General Reservations**

The right is reserved to the Vendors to amend, alter and incorporate fresh provisions as appropriate in respect of the above matters.

### **Viewing & Further Information**

Prospective purchasers may make their own inspection of the land on foot in daylight hours whilst in possession of a copy of these Particulars.

Please contact Oliver Bateman by telephone (Tel: 01768 866611) or via e-mail ([oliverbateman@penrithfarmers.co.uk](mailto:oliverbateman@penrithfarmers.co.uk)) if you require any further information.

### **Authorities**

Eden District Council	United Utilities
Mansion House	Dawson House
PENRITH	Great Sankey
Cumbria	Warrington
CA11 7YG	WA5 3LW
Tel: 01768 864671	Tel: 01925 237000
Fax: 01768 890470	Fax: 01925 237073
E-mail: <a href="mailto:th.rec.centre@eden.gov.uk">th.rec.centre@eden.gov.uk</a>	E-mail: <a href="mailto:info@uuplc.co.uk">info@uuplc.co.uk</a>
<a href="http://www.eden.gov.uk">www.eden.gov.uk</a>	<a href="http://www.unitedutilities.com">www.unitedutilities.com</a>

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All plans, areas and schedules have been produced for reference only and are based on Ordnance Survey plans.

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Registered Office: Agricultural Hall, Skirsgill, Penrith, Cumbria,  
CA11 0DN Telephone (01768) 862323