

Our ref: SWA004.556.20

Your ref:

Date: Date as Postmark

Dear Sir/Madam

SWALEDALE WATCH, WHELPO, CALDBECK, CUMBRIA, CA7 8HQ **CLOSING DATE**

Thank you for your interest in this property, a closing date has been set. Your best and final offer should be submitted to the office no later than:

12 noon Tuesday 22nd September 2020

Offers should be completed on the accompanying tender form and should be emailed to JBE@drrural.co.uk or posted to Davidson and Robertson, 7M Lakeland Business Park, Lamplugh Road, Cockermouth, CA13 0QT. This should be marked 'Swaledale Watch, Whelpo, Caldbeck – Offer. Private & Confidential.'

The Vendor is not bound to accept the highest or indeed any offer. Please also note that any areas and plans are to be treated as indicative and for illustration purposes only.

Please note field 6 within Lot 2 should be described as grazing rather than stack yard/midden. In addition, we can now clarify the position with regards to entitlements which are available is desired as follows:

Lot	Entitlements
Lot 1	1.10 SDA
Lot 2	10.50 SDA
Lot 3	3.20 SDA
Lot 4	2.00 SDA
Lot 5	0.80 SDA
Lot 6	46.01 SDA Moorland

As part of your offer, please confirm if you are including the entitlements.

We now have a copy of the Caldbeck Commoners Association Uplands Entry Level and Higher Level Stewardship Agreement which is available upon request. We also now have further correspondence with regards to the management and payment distributions of Caldbeck Common and again copies can be made available upon request. It is advised that professional advice is taken in respect of the documents. Purchasers will have to comply with the Caldbeck Commoners Association Uplands Entry Level and Higher Level Stewardship Agreement. In addition purchasers will have to abide by the rules of the Common.

...continued



Regulated by RICS

Directors:
S M HALL FRICS FAAV ACIArb FRAgS
D C REID THOMAS MSc MLE MRICS
N MILNER BLE(Hons) MRICS FAAV
C EDMUNDS BSc(Hons) MRICS FAAV
D BATHGATE MBA FAAV
I AUSTIN MA(Hons) MRICS FAAV
G HIPWELL MA(Hons) MRICS FAAV

Associate Directors:
R A BOOTH BLE(Hons) MRICS
G TOPP MLE MRICS FAAV
F THOMSON BSc MLE MRICS FAAV

Offices across Scotland and Northern England



Davidson & Robertson is the trading name of Davidson & Robertson Ltd.

Registered in Scotland No. 270490.

Letting Agent Registration No.
LARN1904065.

VAT No. 806525144.

Registered office: Riccarton Mains, Currie,
Edinburgh, EH14 4AR.

-Page 2-

Stock sheep are available including followers to take over with regards to the Common Land at market value. Please state within your offer if you wish to purchase these.

If you should have any further queries please do not hesitate to get in touch with Chris Edmunds or myself via email or phone on 01900 268633.

Yours Faithfully



P.P.

Davidson & Robertson



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DAVIDSON & ROBERTSON

RURAL SURVEYORS & CONSULTANTS

SWALEDALE WATCH

WHELPO, CALDBECK, CUMBRIA, CA7 8HQ

Subject to Contract

TENDER FORM

To be posted to Selling Agent's Office or emailed to JBE@dr rural.co.uk

by no later than 12 Noon on Tuesday 22nd September 2020

Davidson & Robertson
Suite 7M
Lakeland Business Park
Cockermouth
Cumbria
CA13 0QT

Name

.....

Address

.....
.....
.....

Telephone

.....

Email

.....

Offer - I/ We submit the following:

- For the whole £.....
- For Lot 1 £.....
- For Lot 2 £.....
- For Lot 3 £.....
- For Lot 4 £.....
- For Lot 5 £.....
- For Lot 6 £.....



My / Our offer is a Cash purchase
 Subject to Finance
 Subject to the sale of other property

(delete as applicable)

If the purchase is subject to any conditions please give full details.

.....
.....
.....

Agent (if applicable)

Name

.....

Address

.....
.....

Telephone

.....

Financial Reference

Name

.....

Address

.....
.....

Telephone

.....

Proof of funds

Please provide proof of funds as an attachment.

.....



**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

Solicitor

Name

.....

Address

.....

.....

.....

Telephone

.....

Please state if the offer is subject to the sale of a property or land giving outline details such as value, anticipated timescales and any other relevant details on a covering letter.

Signed

Dated

Please note our Client is not obliged to accept any offer and reserves the right to exclude, withdraw or amalgamate any of the Subjects shown at any time.

FOR SALE

Swaledale Watch

Whelpo, Caldbeck, Cumbria, CA7 8HQ

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



Swaledale Watch

Whelpo, Caldbeck,
Cumbria, CA7 8HQ

A fantastic opportunity to acquire a substantial property within the Lake District National Park, particularly for those with a lifestyle, live/work and agricultural interest. Currently utilised as a Bed & Breakfast business the property benefits from a very well presented 3 bedroom bungalow along with a 2 bedroom annex which provides plenty of space for those seeking a rural property. In addition, there is a sheep shed, steading and land. All extending to 44.95 acres (18.19 ha).

- Modern 3 Bedroom Bungalow with lawns and off street parking
- 2 bedroom annex
- Paddocks
- Mowing and Grazing lands
- Sheep shed
- Steading
- River frontage to Whelpo Beck
- Common rights

For sale as a whole or in 6 lots.

Selling Agents

Davidson & Robertson
Suite 7M
Lakeland Business Park
Cockermouth
Cumbria CA13 0QT

Tel: 01900 268633
Email: sales@drrural.co.uk
Web: www.drrural.co.uk

Situation

The property has excellent transport links as it is located 7 miles to the south east of the A595 and 13 miles to the M6. It is situated 7.5 miles away from Wigton with schools and a range of local amenities such as supermarkets and local shops and Carlisle provides a wide range of outlet shopping and other services including schools and restaurants and has excellent links to the M6 and A74(M). Located within 1 mile of the popular and thriving village of Caldbeck which provides a primary school, village shop, post office and an award-winning pub.

Caldbeck - 1 mile
Wigton - 8.5 miles
Carlisle - 15 Miles
Penrith - 17 miles
Keswick - 16 miles

Access

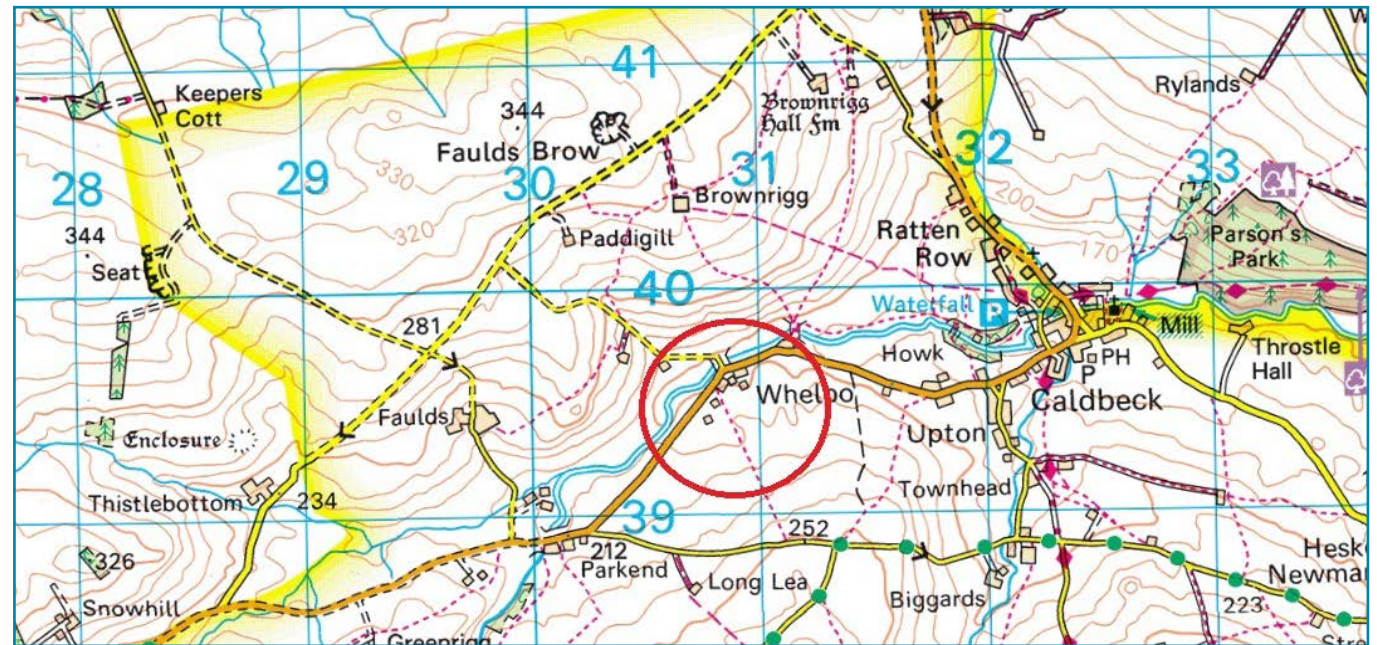
The property is accessed off the B5299, the public road between Whelpo and Caldbeck.

Directions

From the South, come off at the M6 at J41 and follow the signs to Caldbeck from the roundabout on the B5305. When you come to the B5305 and the B5299 crossroads, take the B5299 (sign posted Caldbeck) and continue to Caldbeck Village. Keep on the B5299 and you will find Swaledale Watch 1 mile west of Caldbeck village on the left-hand side.

From the North, come off the M6 at J42 and head towards Dalston. At Bridgend, join the B5299 and continue through Caldbeck. Swaledale Watch is 1 mile west of Caldbeck on the left-hand side.

From Keswick/Bassenthwaite take the turn off from Castle Inn towards Caldbeck and pass through Uldale and over the Caldbeck common. After 8 miles the property is on the right-hand side in the village of Whelpo just before the bridge in Whelpo.



Description

Swaledale Watch would suit anyone wanting to move to the countryside in order to enjoy the accessibility of the Lake District and a rural lifestyle. The Bungalow is ideally situated within the hamlet of Whelpo with views towards Faulds Brow and to the Northern Fells. The property has excellent access to footpaths and Ellerbeck/Caldbeck common.

Caldbeck is a very popular, thriving and sought after village with so much to offer and is within the Lake District National Park. It has a good primary school, various shops, Post Office, hair salon, dining pub, cafes, GP and pharmacy, excellent village hall with catering kitchen, church and chapel and many sporting and special interest clubs and societies. Caldbeck forms part of the 'Northern Fells' group of villages instigated By H.R.H Prince Charles and is the pride of the area. It is steeped in history, especially the mining and milling industries. There are a maze of marked footpaths and boasts 'The Howk', a wooded limestone gorge popular with locals and visitors alike, which listed as one of the 100 hidden gems of England.

Lot 1 - 4.62 acres (1.87ha) including Swaledale Watch bungalow, Annex, outbuilding, sheep shed & 2.62 acres (1.06 ha) of land



Occupancy Clause

Please note that the property has an occupancy restriction in place as follows:-

"The occupation of the Agricultural Worker's bungalow shall be limited to:

- a person solely or mainly employed, **or**
- last employed in the locality, **or**
- in agriculture as defined in Section 290(1) of the Town and Country Planning Act, 1971, **or**
- in forestry (including any dependants of such person residing with him), **or**
- a widow or widower of such a person."

The Lake District National Park Authority has confirmed to the Vendors Planning Consultant that a qualifying person includes someone who is employed **or** last employed in the locality **or** in agriculture.

It is advised that any prospective purchaser seeks their own advice with regards to complying with this clause. In addition, the Vendor's Planning Consultant Anthea Jones can be contacted on antheaj@planningbranch.com or 07384710921.

Description

Set in an elevated position commanding excellent views Swaledale Watch is a well presented 3-bedroom bungalow built in excellent order. Built from block and natural stone with Buttermere slate roof in 1982 the bungalow provides an excellent opportunity for a lifestyle business owner. The property has previously been ran as a Bed and Breakfast business with en-suite bedrooms with a separate self contained annex. The layout would also lend itself to and spacious family home as well subject to obtaining any necessary consents. There is double glazing throughout the property along with oil fired central heating provided by a recently installed range cooker.

The Annex provides ancillary accommodation additional space and privacy by way of en-suite bedrooms and living room previously used for Bed & Breakfast guests.

The paddocks provide useful areas for livestock or equestrian use and the sheep shed provides for an area to work with animals. The gardens and off-site parking provide excellent outside space.





1. Swaledale Watch Bungalow

Hallway

With feature fireplace and cupboards.

Bedroom 1 (approx. 3.00m x 3.80m)

Dual aspect single bedroom with sink.



Bedroom 2 (approx. 4.10m x 4.40m)

Double bedroom, en-suite with bath with shower over, WC and sink.

Bathroom 1

Bath with shower over, sink and WC



Guest Dining Room (approx. 6.30m x 5.25m)

With feature sandstone fireplace with glass door to rear.

Hallway (approx. 1.75m x 2.00m)

uPVC glazed door to front elevation, radiator & loft access.





Guest Sitting Room (approx. 4.50m max x 6.35m max)

L shaped, dual aspect room with feature fire place with near full height windows facing to rear.

Bedroom 3 (approx. 3.05m x 4.10m)

Double bedroom with cupboard and ensuite with bath with shower over, WC and sink.



Bathroom 2

Sunken bath, WC, sink and cupboards.

Dining Room (approx. 3.85 m x 3.30m)

Open plan with window to front elevation.

Lounge (approx. 4.90m x 3.05m)

Dual aspect with open access to dining room.



Kitchen (approx. 3.30m x 4.05m)

Fitted kitchen with range cooker with double glazed window to the rear. It is understood that the range cooker has recently been installed.

Utility Room

Fitted worktops with sink and window to rear.



WC

Conservatory (approx. 3.00m x 2.50m)

With double door access to rear, tiled floor.

Store room (approx. 2.30m x 2.50m)

With window and door to front elevation.

Outside

The property is accessed via a private driveway with cattle grid at the entrance. Externally are lawned garden areas, to the front and side of the property with a patio area, lawns beds to the rear.

2. Annex

Sitting Room (approx. 4.90m x 3.85m)

uPVC door, exposed beams with feature fireplace. Night storage/convector heater.

Kitchen (approx. 1.8m x 1.90m)

Fitted kitchen with combined hob/sink unit, under counter fridge.

Bedroom 1 (approx. 3.70m x 3.65m)

Double bedroom with cupboard and en-suite with bath with shower over, WC, sink and boiler cupboard. Exposed beams & stained glass arrow slits, Velux rooflight and night storage/convector heater.

Bedroom 2 (approx. 3.70m x 3.15m)

Double bedroom with cupboard and en-suite with bath with shower over, WC and sink. Window to front elevation, Velux rooflight and night storage/convector heater.

Externally are beds and a shrubbery to the front.

3. Pole Barn (approx. 9.0m x 6.5m)

Adjacent to the Annex is a timber pole barn with sheeted clad which has historically been used as a workshop/storage. Potting shed adjacent.

4. Sheep Shed (approx. 16.80m x 10.30m)

A timber framed building with asbestos/sheeted clad and roof. Earth floor. The building provides a useful space to work with sheep and livestock and has been used for predominantly sheep handling with appropriate facilities.



Please note this building comprises of asbestos and therefore Prospective Purchasers should be aware of this, particularly with regards to maintenance and future disposal. Please take care when viewing this building.

Access & Gardens

The property benefits from a tarmac driveway leading from the Public road and has a large car parking areas adjacent to the residential properties. In addition, there are extensive garden and lawn areas to enjoy including a wild flower meadow.

Services

The residential properties benefit from mains water and mains electricity with drainage to two septic tanks. Swaledale Watch has Oil Fired central heating as its main heating fuel. The Annex has main electricity as its main source of heating through

storage heaters etc. Please note that buyers will accept the burden of ensuring the system is compliant and fit for purpose in accordance with the relevant regulations and guidance. There is a septic tank within the subjects of Lot 1 which is in connection with the adjacent property.

Council Tax & rateable value

The property is scheduled as Band C with Allerdale Borough Council for Council Tax. The property has a rateable value of £5200 (amount payable for 2020 is £2394.80) however it is understood that the Vendors currently benefit from small business rates relief.

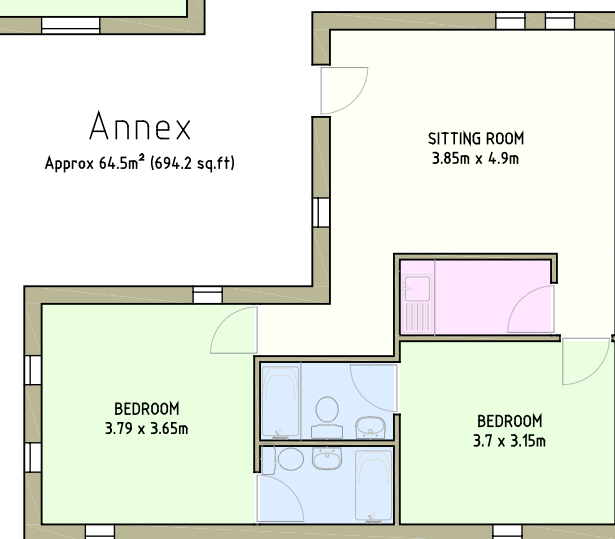
Main House

Approx 221.3m² (2381.8 sq.ft)



Annex

Approx 64.5m² (694.2 sq.ft)



Indicative and for illustration purposes only.



Lot 2

Lot 2 - Steading and 24.69 acres (9.99 ha) of land

This lot extends to 25.59 acres (10.50 ha) with the land consisting of mowing and grazing land. This lot provides an excellent opportunity as a starter or bolt on unit for farmers or for those seeking the rural lifestyle. Common rights included so far as owned as per the table shown under common rights further information section later on.

The steading provides a useful range of semi-modern buildings with access from the public road. The access to the steading is separate from the residential access which is located just along the public road to the north.

Services

There is mains water and mains electric to the steading.

5. General Purpose Building (approx. 38.30m x 14.80m)

A 7-bay steel portal framed building with blockwork walls, profile sheeted sides and concrete floor. The building contains internal dividers. Historically being used as part silage clamp and livestock housing, now used as general storage and for livestock/machinery.

6. Former Cubicle Shed (approx. 30.20 x 13.60m)

Formerly used as a cubicle housing for livestock. Steel portal frame with sheeted clad and sheeted roof with concrete floor. There are slats over part of the floor and currently used for working with livestock and general storage/ workshop.

7. Lean To (approx. 8.5m x 18.2m)

Steel portal framed lean to with sheeted clad. There are solar panels fitted to the roof of this building understood to be on a tariff of 3.87kwp and have generated an average income of £1593 over the last 3 years; these are included in the sale.

8. Former Silage Pit/storage area

Disused former silage pit with part concrete base.

Yard

Stone/earth yard areas.



Lot 2



Lot 2



Lot 2



Lot 2



Lot 2



Lot 2



Lot 2

Midden
Earth midden.

Land
The land extends to 24.69 acres (9.99 ha) including 21.40 acres (8.66 ha) mowable grassland, 3.04 acres (1.23 ha) of permanent

pasture/grazing, 0.25 acres (0.10 ha) of native broadleaf woodland with 1.26 acres (0.51 ha) of steading yard and track. The land forms a ring fence around the steading and benefits from a good access track from the steading south over the land.

There is a footpath over part of Lot 2.

There is a right of way in favour of the adjacent landowner over the track to adjacent land.



Lot 3



Lot 4

Lot 3 - 7.76 acres (3.14ha) of land

This lot comprises of two field encloses with watercourse running through with roadside frontage. Good quality grazing land suitable for livestock grazing and/or equestrian use. Common rights included so far as owned as per the table shown under common rights further information section later on.

Lot 4 - 4.92 acres (1.99ha) of land

Comprising of good quality meadow, mowing and grazing lands along woodland with roadside frontage. Adjacent to Whelpo beck, the land is ideal for livestock and/ equestrian use of those looking to own a piece of land within the Lake District National Park for amenity purposes. Common rights included so far as owned as per the table shown under common rights further information section later on.



Lot 4



Lot 4

Lot 5 - 1.90 acres (0.77ha) of land

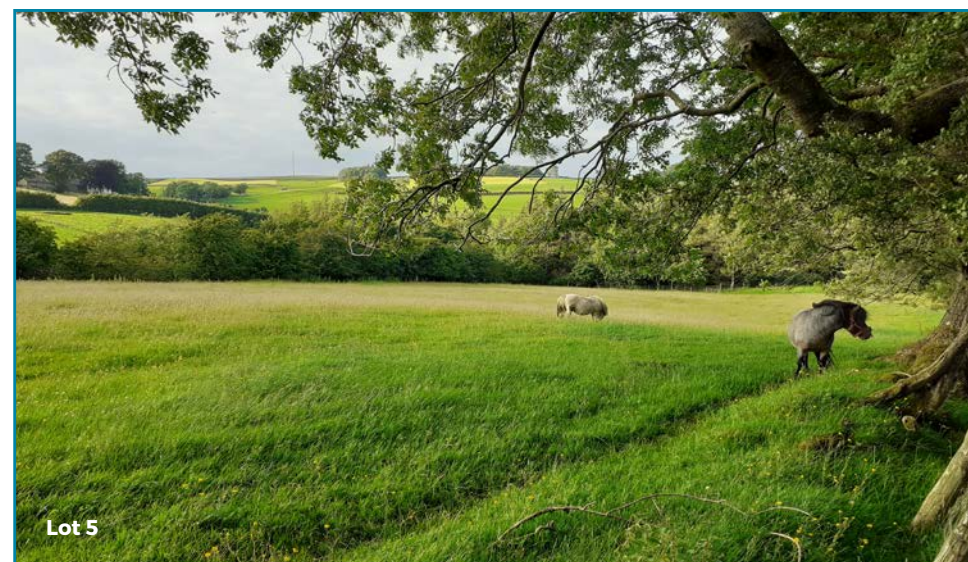
Good quality meadow, mowing and grazing land along with some woodland with roadside frontage. Adjacent to Whelpo beck, the land is ideal for livestock and/equestrian use of those looking to own a piece of land within the Lake District National Park for amenity purposes. Common rights included so far as owned as per the table shown under common rights further information section later on.

Lot 6 - Common rights

Please see a summary table to detail the common rights held in connection with Lot 6. Prospective Purchasers are advised to take their own advice with regards to the details and in particular with regards the notional areas these common rights could be claimed under including current and any future support payments. Prospective Purchasers should also be aware of the Environmental Scheme clause wording in connection with these Common Rights.

Sale Lot	Entry no.	Description
6	329	The right to graze 50 sheep or their equivalent (2 cows = 8 sheep = 1 horse) or any combination of these equivalents on Caldbeck Common. Rights held in gross.
	338	The right to graze 25 units all year round (1 unit = 1 sheep (of any age), 4 units = 1 beast, 8 units = 1 horse on Ellerbeck and Faulds Brow. Rights held in gross.
	342	The right of turbarry and estovers including the right to cut and take bracken, the right to dig and take stone and gravel for use on the holding from Caldbeck Common (comprising the whole of the land in register unit CL20) held in gross.
	392	The right to graze 10 sheep and followers on Caldbeck Common. Rights held in gross.
	395	The right to graze 9 sheep year round on Ellerbeck and Faulds Brow. Rights held in gross.
	399	The right to graze 11 sheep, 2 cattle and 1 pony on Caldbeck Common. Rights held in gross.

Total rights = 292 sheep plus 12 cattle and 1 pony (including rights for 105 sheep, 2 cattle and 1 pony held in gross).



Field Schedule

Field No.	Acres	Hectares	Description
Lot 1			
House, Annex and Buildings	2.00	0.81	Swaledale Watch, Annex, Buildings and Gardens
1	0.32	0.13	Paddock
2	0.74	0.30	Paddock
3	0.40	0.16	Paddock
4	1.16	0.47	Paddock
Total	4.62	1.87	
Lot 2			
5	0.22	0.09	Steading
6	0.67	0.27	Stackyard/Midden
7	5.14	2.08	Mowable/Pasture
8	2.27	0.92	Mowable/Pasture
9	0.25	0.1	Woodland
10	3.04	1.23	Grazing
11	4.97	2.01	Mowable/Pasture
12	4.72	1.91	Mowable/Pasture
13	4.30	1.74	Mowable/Pasture
14	0.37	0.15	Track
Total	25.95	10.50	
Lot 3			
15	4.00	1.62	Grazing
16	3.76	1.52	Grazing
Total	7.76	3.14	
Lot 4			
17	0.59	0.24	Mowable/Pasture
18	0.12	0.05	Woodland
19	0.10	0.04	Woodland
20	3.90	1.58	Mowable/Pasture
Total	4.72	1.91	
Lot 5			
21	1.90	0.77	Mowable/Woodland
Total	1.90	0.77	
TOTAL	44.95	18.19	

Common rights - further information

Please see a summary table to detail common rights which are not held in gross and are within lots as described below. Prospective Purchasers are advised to take their own advice with regards to the details and in particular with regards to notional areas these common rights could be claimed under including current and any future support payments. Prospective Purchasers should also be aware of the Environmental Scheme clause wording in connection with these Common Rights.

Sale Lot	Entry no.	Description
1	396 (pro rata)	To graze 181 sheep and 10 cattle, sheep year round on Ellerbeck & Faulds Brow, Caldbeck (pro rata).
2	396 (pro rata)	To graze 181 sheep and 10 cattle, sheep year round on Ellerbeck & Faulds Brow, Caldbeck (pro rata).
3	Field 1290	TBC
4	398 (pro rata)	6 sheep (pro rata)
5	398 (pro rata)	6 sheep (pro rata)

Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

Energy Performance Certificate Rating

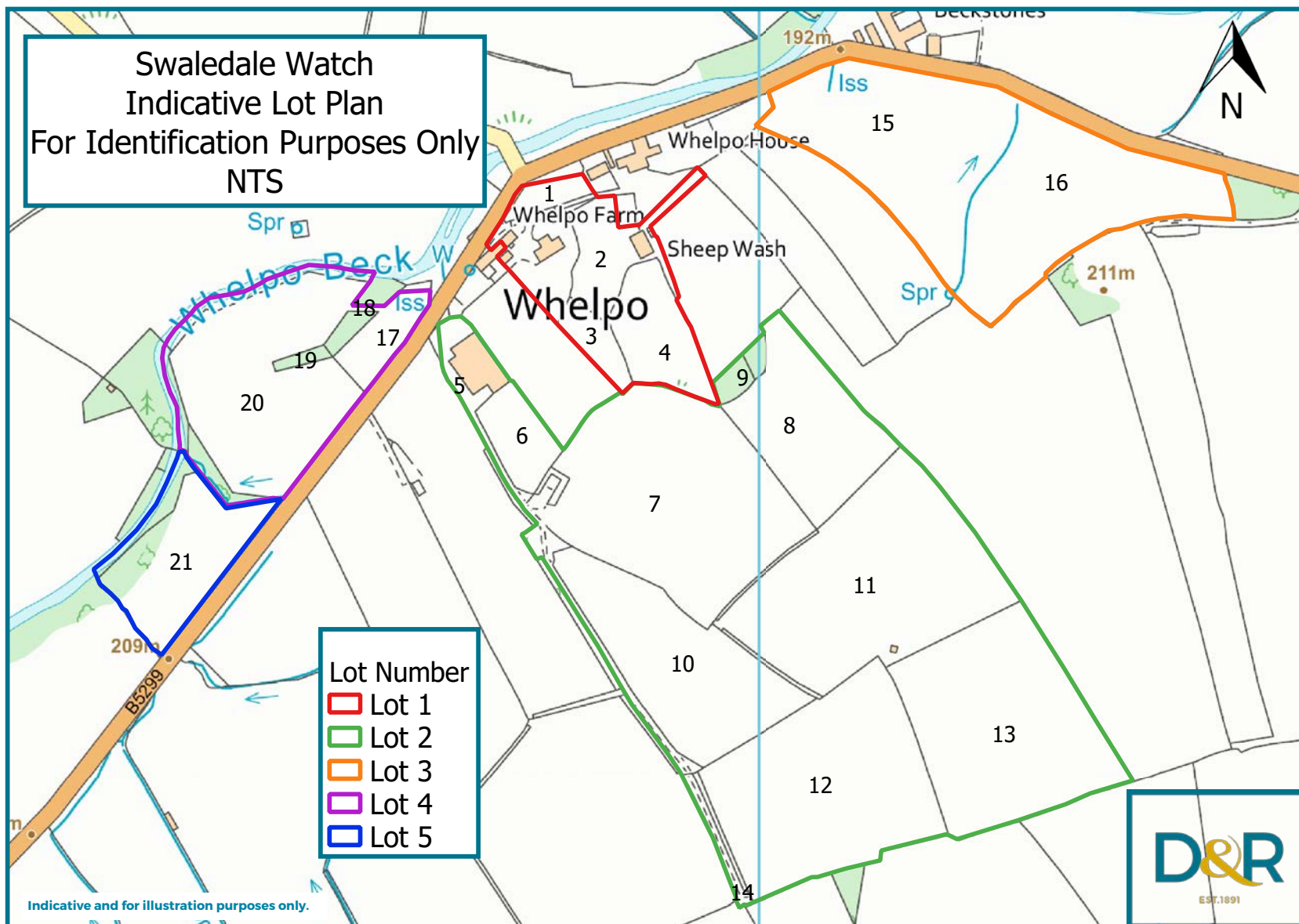
Swaledale Watch has a non-domestic EPC rating of 158 (Band G).

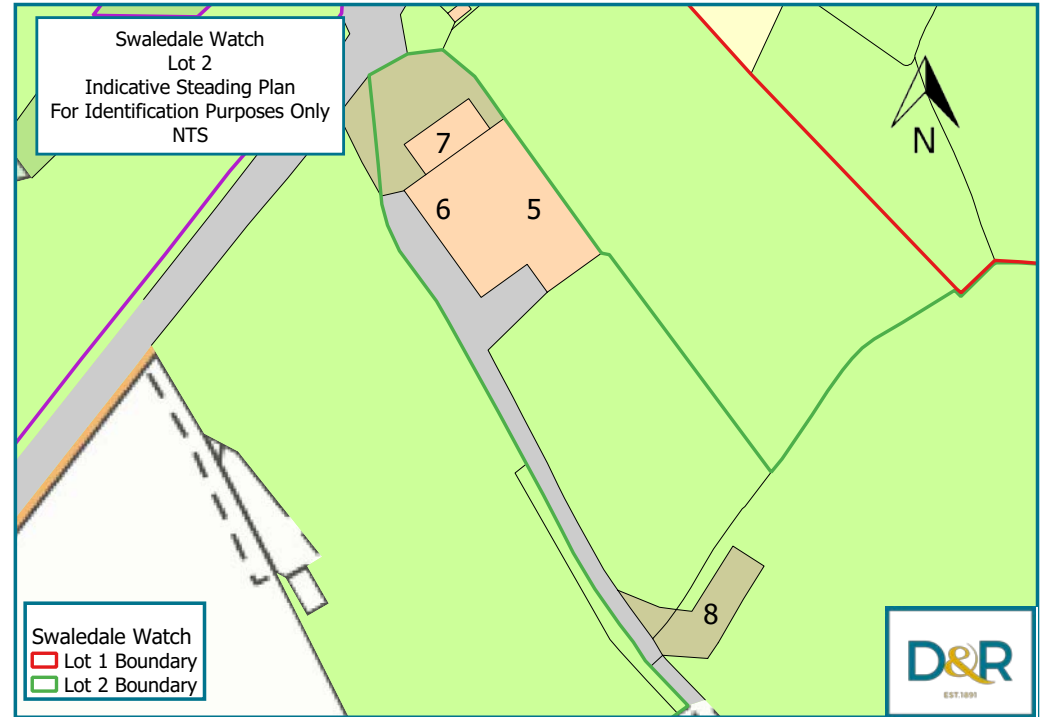
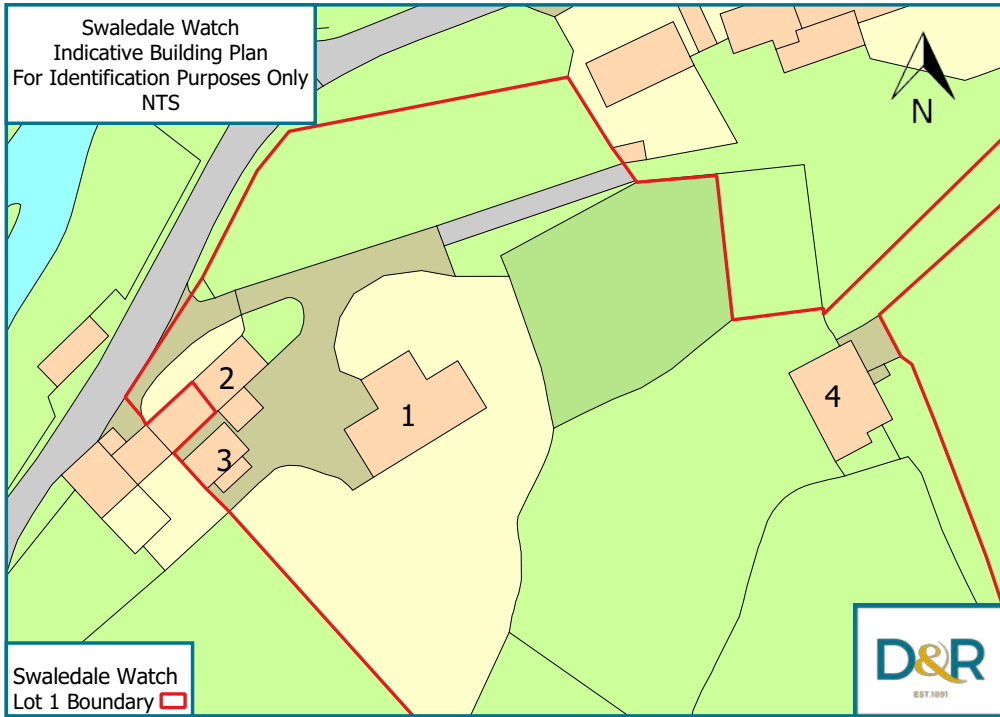


The Annex has a non-domestic EPC rating of 188 (Band G).



For full copies of the EPC information and accompanying reports please contact the Selling Agent.





Indicative & for identification purposes only.

Basic Payment Scheme

The land is registered for Basic Payment Scheme (BPS) purposes. It is understood that SDA & Moorland Entitlements are included in the sale however we are currently awaiting confirmation of exact numbers and these can be confirmed in due course. Entitlements will be transferred to the successful purchaser(s). The cost of transferring entitlements is £250 plus VAT per transaction payable by the Purchaser(s). The Vendor will retain the 2020 BPS payment and the Purchaser(s) will be obliged to comply with all necessary rules and regulations including cross compliance for the 2020 scheme year.

Should the property be sold in lots then the entitlements will be apportioned as follows: -

- Lot 1 - n/a
- Lot 2 - TBC
- Lot 3 - TBC
- Lot 4 - TBC
- Lot 5 - TBC
- Lot 6 - n/a

Planning & development

Please see summary of planning history with regards to the property although prospective purchasers should make their own enquires. Please note the occupancy restriction referred to in Lot 1 in connection with Swaledale Watch bungalow and Annex. Please note that if the intended use is not to continue the Bed & Breakfast business then a change of use will be required for the Annex.

For further information please contact the Vendor's Planning Consultant Anthea Jones on antheaj@planningbranch.com or 07384710921.

LDNPA Ref.	Proposal	Decision
7/2005/2133	Proposed office	Approved
7/1999/2033	Re-building existing shed for general agricultural storage	Approved
7/1998/2254	Restoration of existing building NOI	Withdrawn
7/1994/2287	Extension and alteration to provide additional accommodation	Approved
7/1990/2009	Proposed conversion of out building to provide additional bedroom accommodation in connection with B&B	Granted
7/1988/2314	Conv of redundant bldg to camping barn	Refused
7/1987/2074	Sheep/silage building (NOI)	Allowed

Local Planning Authority

Lake District National Park Authority
Murley Moss,
Oxenholme Road,
Kendal,
Cumbria,
LA9 7RL

Environmental Schemes

The property is not within any environmental schemes presently. It is understood that the common rights are within an environmental agreement as part of the Caldbeck Common; it will be a requirement of the sale that the Purchaser(s) take over these rights/obligations. Further details available upon request.

NVZ

The land is not located within a Nitrate Vulnerable Zone.

Sporting & Mineral Rights

Any sporting or mineral rights are included in the sale in so far as they are owned and included within the vendor's title. Please note there is a caution against one of the titles in connection with mines & minerals - please contact the Seller's Solicitor for further information.

Sale

The property is for sale with Vacant Possession upon completion.

Local Authority

Allerdale Borough Council
Allerdale House
Workington
Cumbria
CA14 3YJ

Plans, Areas and Schedules

Plans, Areas and Schedules These are based on the IACS, Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the Selling Agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Rural. Telephone 01900 268633 or via email sales@drrural.co.uk

All viewings are to be arranged with the selling agents. Please note with current COVID 19 restrictions inspections should be limited where possible and all relevant government compliance should be adhered to.

Deposit

A deposit of 10% of the purchase price will be payable on exchange of contracts. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Solicitor

Sam McAlister
Minihan McAlister
Warwick Mill Business Centre
Warwick Bridge
Carlisle
CA4 8RR
01228 217218
sam@minihanmcalister.co.uk

Date of Entry

By mutual agreement.

Important Notes

Method of sale & closing date

The property is offered for sale by Private Treaty as a whole or in 6 separate lots. Offers should be submitted to sales@drrural.co.uk or to Suite 7M, Lakeland Business Park, Cockermouth, Cumbria, CA13 9UQ. Should an offer be submitted to the office address please also confirm via telephone or email due to current COVID 19 circumstances. The Vendor reserves the right to change the method of sale, sell the property without any prior notification or change the closing date. Prospective purchasers are therefore advised to register their interest with the selling agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The Vendor and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The Vendor and their agents also reserve the right to generally amend the particulars of sale. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers. A closing date for offers may be fixed. The Vendor is not bound to accept the highest or indeed any offer, or go to a closing date.

Offers

All offers should be submitted to the selling agent, along with the relevant Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, to the Selling Agent.

Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. There is a right of way over the track of Lot 2 in favour of an adjacent landowner. There is a footpath that crosses Lot 2.

PARTICULARS AND MISREPRESENTATION

These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.



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