

Strictly Private & Confidential
To Whom It May Concern

Our ref: JEA002/1300/22

Your ref:

Date: Date as postmark

Dear Sir / Madam

**LAND AT HARKER MARSH, BROUGHTON MOOR, MARYPORT, CA15 7RW
CLOSING DATE**

Thank you for your interest in the Land at Harker Marsh. I can confirm that a closing date has been set. Your best and final offer should be submitted no later than: -

12 noon on Friday 15th March 2024

Offers should be completed on the accompanying tender form and emailed to sales@drrural.co.uk or posted to Davidson & Robertson, Suite 7M Lakeland Business Park, Lamplugh Road, Cockermouth, CA13 0QT.

Please ensure that all offers are marked 'Harker Marsh Offer – Private and Confidential' which will ensure offers remain unopened until the closing date.

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.

Should you have any queries, please do not hesitate to get in touch with either Abigail Wass (AW@drrural.co.uk) or Chris Edmunds (CE@drrural.co.uk).

Yours Faithfully

pp 

Davidson & Robertson
Tel: 01900 268633



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.
A list of Directors available on request.
Offices across Scotland and Northern England.



**LAND AT HARKER MARSH
BROUGHTON MOOR, MARYPORT, CUMBRIA, CA15 7RW**

SUBJECT TO CONTRACT

TENDER FORM

To be emailed to sales@drrural.co.uk or posted to Davidson & Robertson, Suite 7M Lakeland Business Park, Lamplugh Road, Cockermouth, CA13 0QT

By no later than

12 NOON ON FRIDAY 15TH MARCH 2024

Name	
Address	
Telephone	
Email	
I / We submit the following offer for the Land at Harker Marsh (£)	
My / Our offer is	<input type="checkbox"/> Cash purchase <input type="checkbox"/> Subject to finance <input type="checkbox"/> Subject to sale of other property Please tick as applicable
Agent details (if applicable)	



Proof of funds	Please provide proof of funds as an attachment
Solicitor	Name Address Email Telephone
Other	Please enter any special conditions of your offer

Signed

Dated

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.

FOR SALE

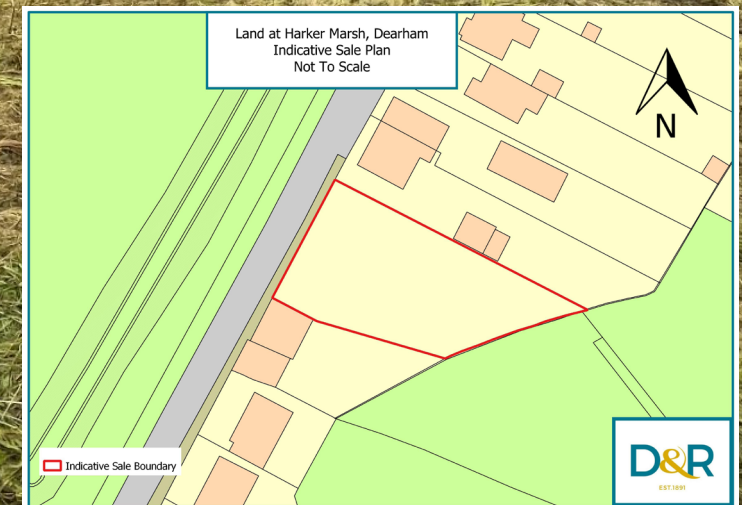
LAND AT HARKER MARSH

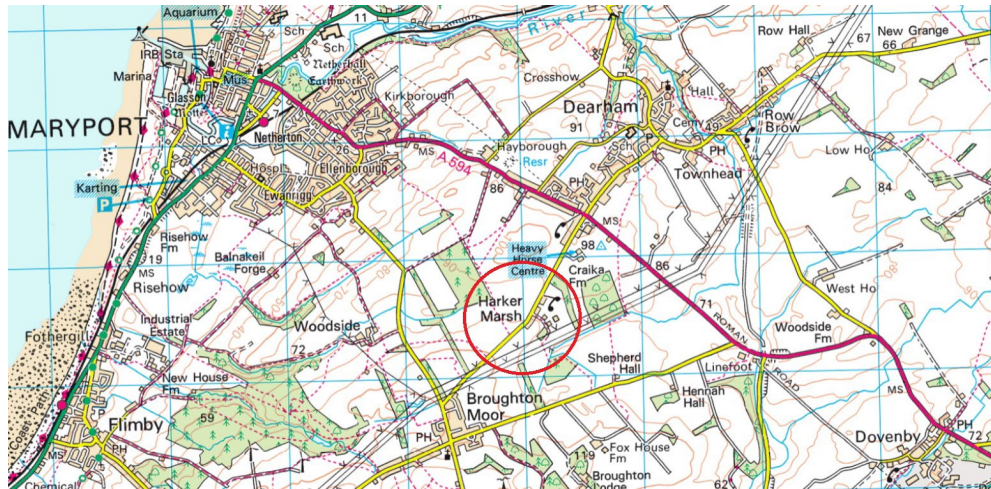
BROUGHTON MOOR,
MARYPORT, CUMBRIA,
CA15 7RW

An ideal opportunity to acquire amenity land at Harker Marsh. The land extends to about 0.22 acres (0.09 hectares) with good access. Suitable for a wide range of uses subject to the relevant permissions.

- Well located between Broughton Moor and Dearham
- Good access
- Previously used as a garden
- May lend itself to development subject to relevant permissions

**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS





Situation

The land is located between Dearham and Broughton Moor.

Dearham – 1 mile
 Maryport – 2.5 miles
 Cockermouth – 5.5 miles
 Workington – 5.5 miles
 Carlisle – 30 miles

Access

Access is taken from a private track off the A594.

Directions

From the A595, take the A594 from the Maryport roundabout west. After about 4 miles, turn right onto Craika Road at the crossroad. After 0.5 miles, the property is on the left hand side of the road.

Satnav users use CA15 7RW

What3words: ///greet.transmitted.inspects

Description

The land extends to 0.22 acres (0.09 hectares) or thereabouts. The land has previously been used as a garden and may be suitable for a wide range of uses subject to the relevant permissions.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent that they are included within the vendor's title.

Local Authority

Cumberland Council, Civic Centre, Rickergate, Carlisle, CA3 8QQ

Clawback

Please note that the land is subject to a clawback in favour of the Vendor. This is for a period of 25 years and a 50% uplift in value if planning permission is granted for anything other than its current use. For the avoidance of doubt this benefit is included in this sale; further details can be provided on this from the Vendors Solicitor.

Tenure and Possession

The land is freehold and vacant possession will be given on the date of completion.

Method of sale & closing date

The property is offered for sale by Private Treaty. 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. 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.

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.

Date of entry

By mutual agreement.

Plans, Areas and Schedules

These are based on the 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 mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents, Davidson & Robertson. Telephone 01900 268633 or via email sales@drrural.co.uk. All viewing to be organised with the Selling Agent.

Solicitors

Emma Williams
 Milburns Solicitors
 21-23 Oxford Street
 CA14 2AL

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest with the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to 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.

Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that:-

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessee to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.
12. Particulars prepared January 2024

Land at Harker Marsh
Indicative Sale Plan
Not To Scale



 Indicative Sale Boundary





DAVIDSON & ROBERTSON

RURAL SURVEYORS & CONSULTANTS

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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