



**Land & Estates**  
Sales, Lettings & Valuers

*Our ref:* SD/HH122

*Your ref:*

*Date:* 15 November 2021

Dear

**Land at Whitrigg**

Many thanks for your recent interest in the above property. I confirm that a closing date for receipt of offers has been set for 12.00 noon Friday 26<sup>th</sup> November 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@hhlandestates.co.uk](mailto:shirley.dodd@hhlandestates.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](mailto:shirley.dodd@hhlandestates.co.uk)

**H&H Land & Estates Limited**

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

[hhlandestates.co.uk](http://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 Whitrigg  
SUBJECT TO CONTRACT**

Name:	
Address:	..... ..... .....
Contact Details	Tel:
	Email Address:
Solicitors Details	..... ..... .....
<b>I wish to make the following offer for the Land at Whitrigg</b>	
£.....	
(Please also write the sum in words)	
<b>Please confirm how your offer is funded and provide proof of funding</b>	
Signed:..... Dated: .....	

**Return to:** Shirley Dodd, H&H Land & Estates, Borderway, Rosehill, Carlisle  
CA1 2RS [Shirley.dodd@hhlandestates.co.uk](mailto:Shirley.dodd@hhlandestates.co.uk) no later than 12.00 noon,  
Friday 26<sup>th</sup> November 2021



## **Land at Whitrigg**

### **Kirkbride, Wigton CA7 5AB**

An excellent single field enclosure of grazing/mowing land extending to 9.03 acres (3.65ha) with the benefit of excellent roadside access and main water supply.

**Guide Price £75,000**



### Location

The land is located approximately 12.5 miles from Carlisle and 8 miles from Wigton between the villages of Kirkbride and Bowness on Solway.

### Directions

From the A689 Bypass take the B5307 signposted Kirkbride, continue on this road through the villages of Moorhouse, Thurstonfield, Kirkbampton and Fingland then turn right signposted Whitrigg/Bowness/Anthorn then turn right signposted Whitrigglees/Kirkbampton, then take the first road on the right signposted Glasson/Port Carlisle, the land is on the right hand side.

What3words: chosen.suspend.sideburns

### Description

9.03 acres (3.65ha) of excellent mowing/grazing land in a single field enclosure.

The land benefits from two roadside access points.

The boundaries are all hedgerows and are the responsibility of the owner.

### Services

The land benefits from metered mains water supply to a trough in roadside boundary

### Nitrate Vulnerable Zone

The land is not registered within a Nitrate Vulnerable Zone.

### Environmental Schemes

The land is not entered into any Environmental Schemes.

### Basic Payment Scheme

The land is not registered for Basic Payment Purposes.

### Tenure

The land is offered for sale Freehold with Vacant Possession being given on completion.

### Sporting & Mineral Rights

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



## 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.

## Viewings

The land can be viewed on foot anytime during daylight hours with a set of the sales particulars. Please ensure that all gates are closed behind you.

## Method of Sale

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

## Money Laundering Regulations

All Prospective Buyers should be aware we must undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017). All parties considering bidding provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill for copying.

## 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: **September 2021**

