



LAND AT LOW LOUGHING, BOLTON LOW HOUSES, WIGTON
CA7 1DH

LAND AT LOW LOUGHING, BOLTON LOW HOUSES

A useful block of accommodation meadow and pastureland including a small area of woodland

- Roadside access
- Permanent pasture and meadow
- Amenity woodland
- 18.91 ha (46.72 acres)

ASKING PRICE £450,000

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.





LOCATION

The Land at Low Loughing is located off the High Row to Thackthwaite Public Road, approximately 1 ½ miles southeast of Bolton Low Houses and 3 miles from Wigton.

Access is directing off the public road.

DESCRIPTION

Offered for sale are 5 parcels, 3 parcels of meadow land with good roadside access, 2 permanent pastures again with roadside access and an area of woodland forming part of Low Loughing Common (LL469)

The land is in good condition benefitting from strong hedges and stock netting which are deemed to be stockproof.

Water: It is believed this property does not currently have a mains water connection.

Description	Field Parcel	Hectares	Acres
Meadow	NY2542 3699	2.76	6.82
Meadow	NY2543 5104	2.93	7.24
Meadow	NY2543 5408	2.83	6.99
Wood	NY2542 3381	0.83	2.05
Pasture	NY2642 4787	3.31	8.18
Pasture	NY2542 8497	7.08	17.49
	Total	19.74	48.77

METHOD OF SALE

The property is offered for sale by private treaty in one lot. Offers are to be made in writing to the selling agent. The vendors reserve the right to sell the property without setting a closing date and any potential purchasers are therefore advised to register their interest to the selling agents. The vendors reserve the right to amend the sales particulars.

MATTERS OF TITLE

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, rights of maintenance, ancient monuments, scheduled monuments, sites of special scientific interest etc), neither public or private and neither constituted in the title deeds or not. The purchaser (s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact?

INGOINGS

There are no ingoings claims affecting the property.

ENVIRONMENTAL SCHEMES

There are no schemes presently affecting the management of the land, although it would readily qualify for the Sustainable Farming Incentive (SFI).

BOUNDARY MAINTENANCE

The boundary liabilities are not known. The previous occupier has always maintained adjacent boundaries in a stockproof condition.

DIRECTIONS

The land lies approximately 2.4 miles from the A595.

From Stan Palmers Ford, turn off the A595 towards Bolton New Houses. Turn right, heading south towards Pow View. Once past Pow View turn left towards Thackthwaite Hall, the land is situated on the right-hand side of the road.

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DESIGNATIONS

NY2542 3381 is registered common (LL489 Low Loughing)

The land is designated as land within a Disadvantaged Area

WAYLEAVES AND EASEMENTS

The land is sold subject to and with the benefit of all rights of way, water, drainage, watercourses, light and other easements, quasi or reputed easements and other rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority subject to statute

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are included with the property in so far as they are owned.

TENURE

We understand the title is freehold with vacant possession.

LOCAL AUTHORITY

Cumberland Council.

MONEY LAUNDERING

The purchaser(s) will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of a recent utility bill as proof of residence.

VIEWINGS

Perspective purchasers may view the land in daylight hours, whilst in possession of a set of sales details.

All prospective purchasers view at their own risk.

CONTACT

Selling agent: Charles Raine

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Particulars prepared August 2024

