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Particulars of sale of:
Land near Bowness-on-Solway
and
Land and Building near Anthorn
Wigton

Land near Bowness-on-Solway and Land and Building near Anthorn Wigton, Cumbria

TWO SEPARATE BLOCKS OF LAND

THE LAND NEAR BOWNESS-ON-SOLWAY IS ONE ENCLOSURE OF SALT MARSH WHICH MAY BE SUITABLE FOR NATURE CONSERVATION USAGE, CARBON OFF SETTING, BIODIVERSITY NET GAIN, AS WELL AS GRAZING OF LIVESTOCK.

THE LAND AND BUILDING NEAR ANTHORN IS A SINGLE FIELD ENCLOSURE TOGETHER WITH SUBSTANTIAL BRICK BUILT BUILDING SUITABLE FOR EQUESTRIAN USE

BOTH LOTS HAVE ROADSIDE FRONTAGE

The What3Words location for the land near Bowness-on-Solway is poetic.assume.snoozing

The What3Words location for the land near Anthorn is donor.gratitude.carefully

FOR SALE BY PRIVATE TREATY IN 2 LOTS

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within



Introduction / Location:

Both blocks of land lie in open countryside within the Solway Area of Outstanding Natural Beauty as shown on the attached sale plan.

Directions:

Please refer to the attached location plan.

Viewing

Prospective purchasers of the land may view on foot only at any reasonable daylight hour whilst in possession of a copy of these sales particulars.

Method of Sale

The property will be offered for sale by private treaty in 2 Lots. Offers are to be made in writing to Ian Ritchie Land Agents Ltd.

The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd. The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

General Description

Lot 1 – Land near Bowness-on-Solway extending to 10.09 acres (4.08 hectares) or thereabouts.

The land lies in a single block and consists of saltmarsh. It has roadside frontage along its south western boundary. The previous owner disconnected the mains water supply to the property. The purchaser of the land will need to make their own arrangements for a replacement water supply if desired. The property has been used for the grazing of livestock which could continue if so desired. The property may also be of use for nature conservation purposes, carbon off setting or biodiversity net gain purposes. The property is located adjacent to the Hadrians Wall Path and Cycle Route 72.

The What3Words location of the access point to the Lot is poetic.assume.snoozing.

The Lot has a guide price of £30,000.



Lot 2 – Land and Building near Anthorn extending to 1.32 acres (0.53 hectares) or thereabouts.

The land lies in a single field enclosure sown down to permanent pasture. It has roadside frontage along its northern boundary. The Lot is sold without a mains water supply. The purchaser of the land will need to make their own arrangements for a replacement water supply if desired. The property has been used for the grazing of cattle which could continue if so desired. The property may also be of use for equestrian purposes or for nature conservation, carbon off setting or biodiversity net gain purposes. The Lot has the benefit of a brick constructed building that was used in the past as part of the former war time RAF base at Anthorn. The building needs repair but would be ideal for the housing of crop, machinery or animals. It may also hold planning potential for its conversion to an alternative use subject to any necessary planning consents that may be required. Please take note that this specific Lot is sold subject to an overage clause. Please refer to separate paragraph found later in these particulars. The Lot is located adjacent to the National Cycle Route 72.

The What3Words location of the building on the Lot is [donor.gratitude.carefully](#)

The Lot has a guide price of £45,000.

General Remarks

Tenure

We understand that the title of the property is freehold. The land will be sold with the benefit of vacant possession.

Exchange of Contracts, Vacant Possession and Completion:

The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. The deposit will be non-refundable in the event of the purchaser(s) being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession will be given on completion.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, world heritage sites, sites of special scientific interest etc) whether public or private and whether 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 the Vendors Solicitors on any matters arising.

Ingoings

There are to be no ingoing claims effecting the property.

Boundary Maintenance

The maintenance liability for the property is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist, the responsibilities are not known.

Purchaser Registration

As part of the Anti-Money Laundering Regulations relating to the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.



Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. **The vendors reserve the right to sell the property without notice.**

Solicitors

If you require any information of a legal nature, please contact Abbie Crystal at:



Bendles Solicitors
1 Victoria Place
Wigton
CA7 9PJ
Tel: 016973 42121
Email: amc@bendlessolicitors.co.uk

Sole Agents



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Particulars prepared: June 2023

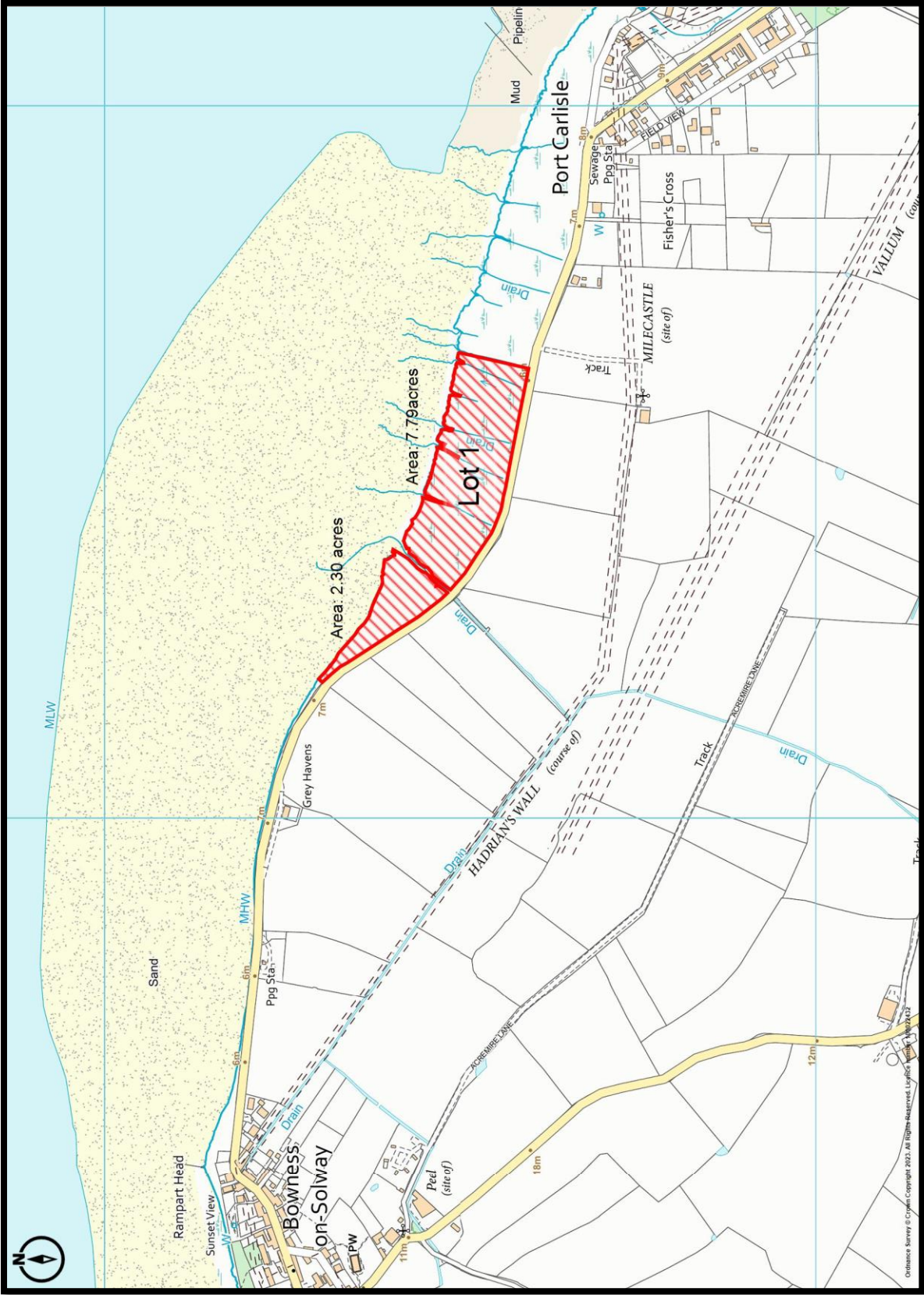
Overage/Clawback Clause affecting Lot 2 only

Lot 2 is to be sold subject to an overage/clawback clause. A payment of 25% of the increase in value of the property above agricultural value will be payable to the vendors if the property is put to an alternative use. The clause is to last for 25 years from the date of completion of the sale. The trigger for the overage will be on grant of planning approval or at the point of any material change of use of the Lot. The overage clause would not be triggered by the use of the Lot for equestrian purposes but would be if any part of the Lot was used for any type of residential or commercial use. Further details on the clause will be available from the vendors solicitors by specific request.

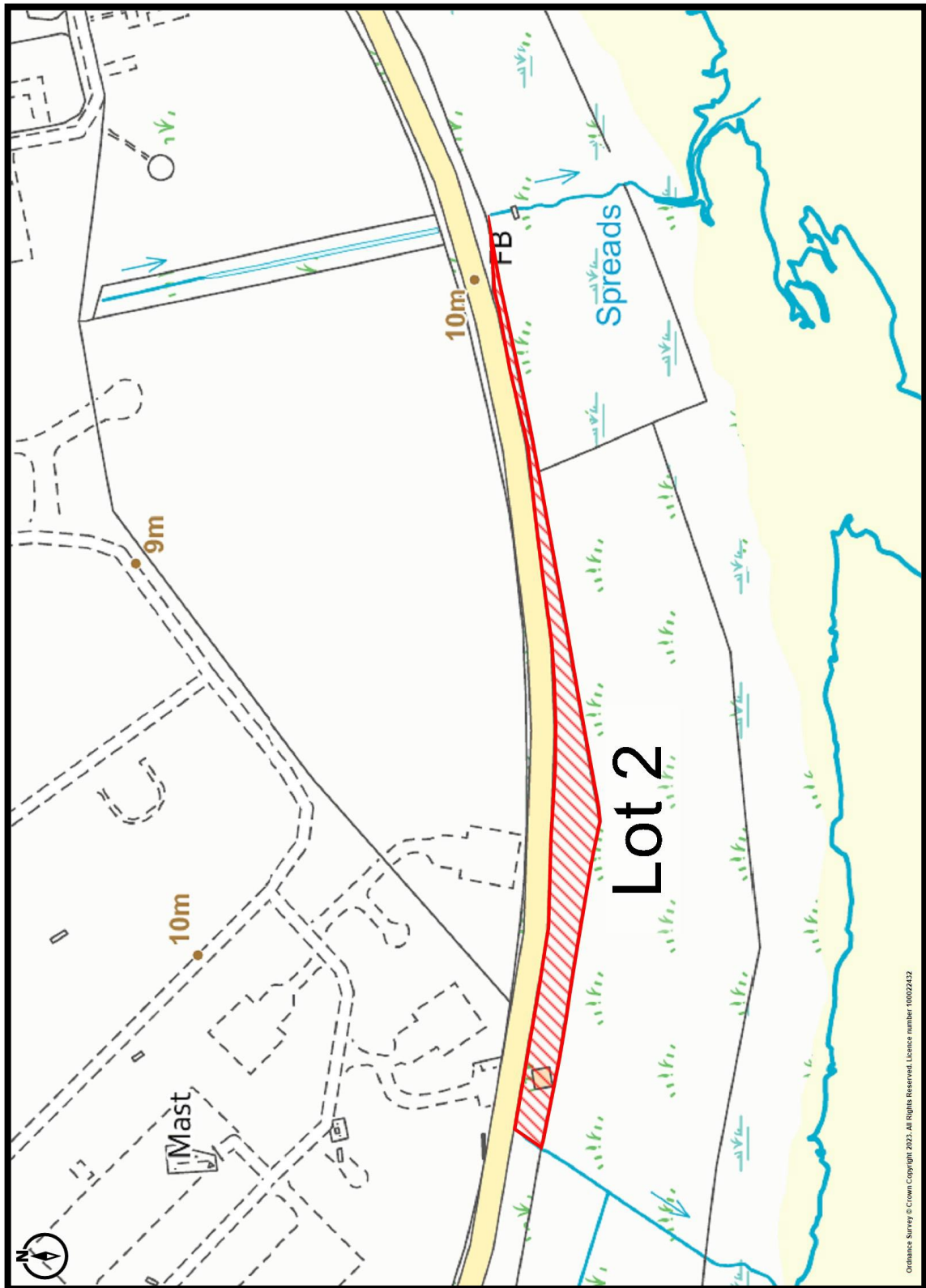
Further Photographs and Drone Footage

Additional photographs, and a virtual tour of the land can all be viewed on www.ianritchielandagents.co.uk. From the Home page, select 'Properties for Sale' and then click on the text saying 'Land near Bowness-on-Solway and Anthorn' which is located next to the photograph of the land. From here you will be able to view particulars, additional photographs, and the virtual tour.

Land near Bowness on Solway



Land near Anthorn



This is a detailed topographic map of the Bowness-on-Solway area. The map shows the coastline of the Solway Firth, with various farms and settlements labeled. Two red stars mark specific locations: one on the Bowness-on-Solway peninsula and another near Cardunock. The map includes a grid with blue numbers (17-25) and brown numbers (9, 12, 16, 19, 20, 21, 23, 24, 25, 57, 58, 59, 60, 61, 62, 63). Key features include the Roman Fort site, Bowness Hall, and various farms such as Cardunock, Anthorn, Beckbrow, and Longcroft. The map also shows the Bowness Common and the Channel of the Solway Firth.