

## 6.36 Acres of Agricultural Land near Bothel, Wigton



***Guide Price £55,000***

**[www.mitchellslandagency.co.uk](http://www.mitchellslandagency.co.uk)**

Mitchells Land Agency, Mitchells Business Park,  
Lakeland Agricultural Centre  
Cockermouth, Cumbria CA13 0QQ,

T: 01900 822016 E: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

### DESCRIPTION OF THE PROPERTY:

An opportunity to acquire 6.36 acres (2.57 ha) land suitable for agricultural, amenity & equestrian use (subject to obtaining necessary consents). The boundaries are hedging and post and wire and in a stock proof condition. There is a natural water supply to a trough.

### LOCATION / DIRECTIONS:

The field has good roadside access from the A591 road from Bothel to Keswick. There is a Mitchells 'For Sale' sign at the entrance.



## **FURTHER DETAILS**

### **VIEWING:**

At any reasonable time during daylight hours provided a copy of these particulars is to hand.

### **SOLE SELLING AGENTS:**

Mitchells Land Agency, Mitchells Business Park, Lakeland Agricultural Centre, Cocker mouth CA13 0QQ. Tel: 01900 822016 Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

### **VENDORS SOLICITOR:**

Geoffrey Hall, Brockbank Solicitors, 66 Curzon Street, Maryport CA15 6DA.  
Tel: 01900 813488

### **METHOD OF SALE:**

The property is to be sold by Private Treaty. Offers should be submitted to Mitchells Land Agency, Lakeland Agricultural Centre, Cocker mouth, CA13 0QQ. A closing date for offers may be fixed, prospective purchasers are advised to register their interest with the selling agents. The vendor and their agents reserve the right at amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale.

### **TENURE & POSSESSION**

We understand the property is held freehold and offered for sale with vacant possession. The Land Registry title number is CU60368.

### **EXCHANGE OF CONTRACTS & COMPLETION:**

It is anticipated that exchange of contracts will take place within one month of an offer being accepted. It is anticipated that completion will take place within four weeks of the exchange of contracts or earlier by arrangement.

### **TITLE:**

The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendor's solicitor in order to do so:

### **BASIC PAYMENT SCHEME**

The land is registered for the Basic Payment Scheme although no entitlements are included in the sale.

### **BOUNDARIES:**

Responsibility for the maintenance of boundaries is indicated by inward facing 'T' marks on the Sale Plan and is from information provided by the Vendor. Where no mark is shown no further information is available.

### **SPORTING & MINERAL RIGHTS:**

In so far as sporting rights are owned by the Vendor, they are included in the sale at no extra charge. Mineral rights are excepted and reserved.

## ENVIRONMENT:

In so far as the Vendor is aware, the property is not affected by any environmental, historical, archaeological or other statutory designation.

## MONEY LAUNDERING REGULATIONS

Prospective buyers should be aware that in the event they are successful, they will be required to provide us with documents in relation to money laundering regulations, one being photographic ID, and the other being a utility bill showing their address.

## VALUE ADDED TAX (VAT):

VAT will not be charged on the sale.

**DATE OF PREPARATION:** December 2020

<b>Important Notice</b>
-------------------------

*Mitchell's Auction Company Limited 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, any offer or contract;*
- ii) all descriptions, dimensions, references to, condition and necessary permissions for use and occupation and other detail are given 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;*
- iii) no person in the employment of MITCHELL'S AUCTION COMPANY LIMITED has any 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 MITCHELL'S AUCTION COMPANY LIMITED or the Vendors or the Lessors of this property.*
- iv) the vendor reserves the right to sell prior to auction or prior to the closing date.***
- v) it is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer (bid). The making of any offer (bid) for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.*

*Plans, areas and schedules, have been based on Ordnance Survey data using Promap mapping software and are for reference only. Any areas measurements quantities distances referred to are given as a guide only and are not precise.*

*Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).*

*The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. The photographs shown in this brochure were not necessarily taken when the sales brochure was prepared.*

*Where any reference is made to planning permissions or potential uses such information is given by Mitchell's Auction Company Limited in good faith. Purchasers should make their own enquiries with the Planning Authorities into such matters prior to purchase. The property is sold subject to any Development Order, Tree Preservation Order, town Planning Schedule, Resolution or Notice which may be or be coming into force and the purchaser shall be deemed to have full knowledge of and satisfy himself about provisions of any such matter affecting the property.*

*These particulars have been prepared in good faith and in accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchasers should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.*