



**17.37 Acres (7.03 ha) of Agricultural Land
Near Pica CA14 4PY**

Mitchells SINCE 1873
LAND & PROPERTY



A good quality block of Grazing/mowing Agricultural Land

Extending in total to approx. 17.37 Acres (7.03ha).

Available as a whole by private treaty

Guide Price £100,000

www.mitchellslandagency.co.uk

t: 01900 822016

e: info@mitchellslandagency.co.uk

Description:

The Land extends in total to about 7.03 Ha (17.37 Acres) and offers an opportunity to acquire a block of productive grazing/mowing agricultural land. The land is currently down to permanent pasture and in two fields. All of the land is classed as great for agricultural land. The parcel benefits from roadside access. There is a metered mains water supply to the land. There is a public bridleway within the northern field. There is a brick built generator building on the boundary of the southern field with a set of sheep pens next to.

LOCATION:

The land is situated on the minor road leading from Pica to Moresby Parks.

TENURE AND TITLE:

The property has freehold title and vacant possession will be given on completion. The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi- 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.

ENVIRONMENT AND BASIC PAYMENT (BPS) SCHEMES:

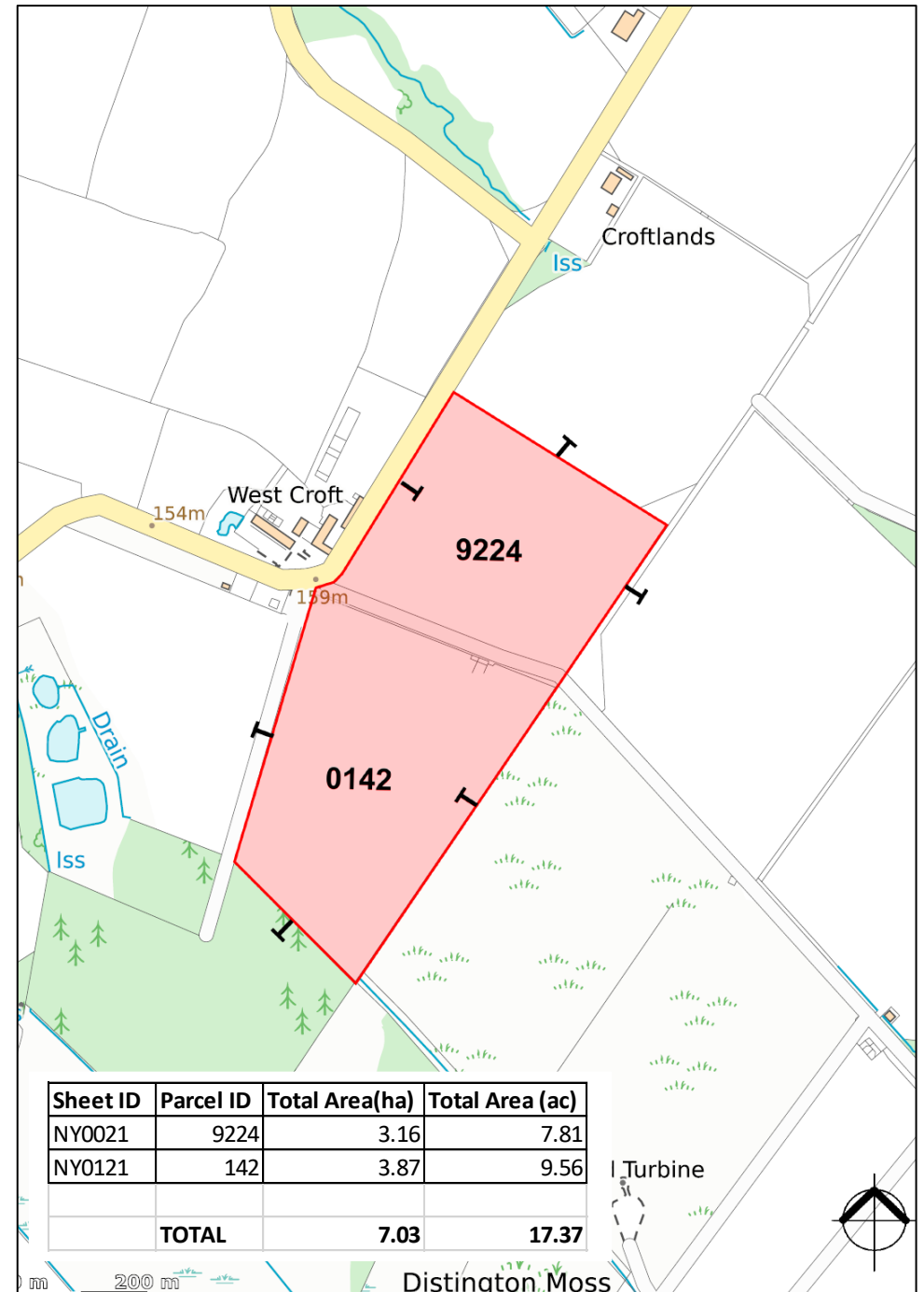
The land is registered for BPS and the entitlements are included in the sale. There will be a fee of £250+VAT to the purchaser for the transfer. The land is not part of any Environmental Schemes.

BOUNDARIES:

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

SPORTING & MINERAL RIGHTS:

The mines and minerals together with ancillary powers of working are exempted. Insofar as the sporting rights are owned by the Vendor, they are included in the sale at no extra charge.



METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Can be carried out at any reasonable daylight hour once you have registered with the agents.

Mitchells Land and Property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

Location

Whitehaven 4.8 miles
Lake District National Park 5.8 miles



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken September 2022. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.