



99.11ac (40.11ha) Agricultural Land
Camerton, Workington CA14 1ND

Mitchells SINCE 1873
LAND & PROPERTY

Land at Camerton is a block of 99.11 acres (40.11ha) of productive agricultural land which will be sold as a mixture of grazing and arable stubble. To be sold via private treaty as a whole or in two lots. There is no mains water supply to the land. Access to the land is either via the Seaton to Camerton road into or the main Camerton Road.

Lot 1

Three enclosures with interlinking access gates extending in total to 55.06 acres (22.28ha). These fields are predominantly made up of grazing land with the central of the 3 enclosures suitable for arable and mowing purposes.

Guide Price £430,000

Lot 2

Four enclosures of grazing and arable land extending to 44.06 acres (17.83ha) with interlinking access gates. Currently down to arable stubble.

Guide Price £320,000



Lot 1



Lot 1

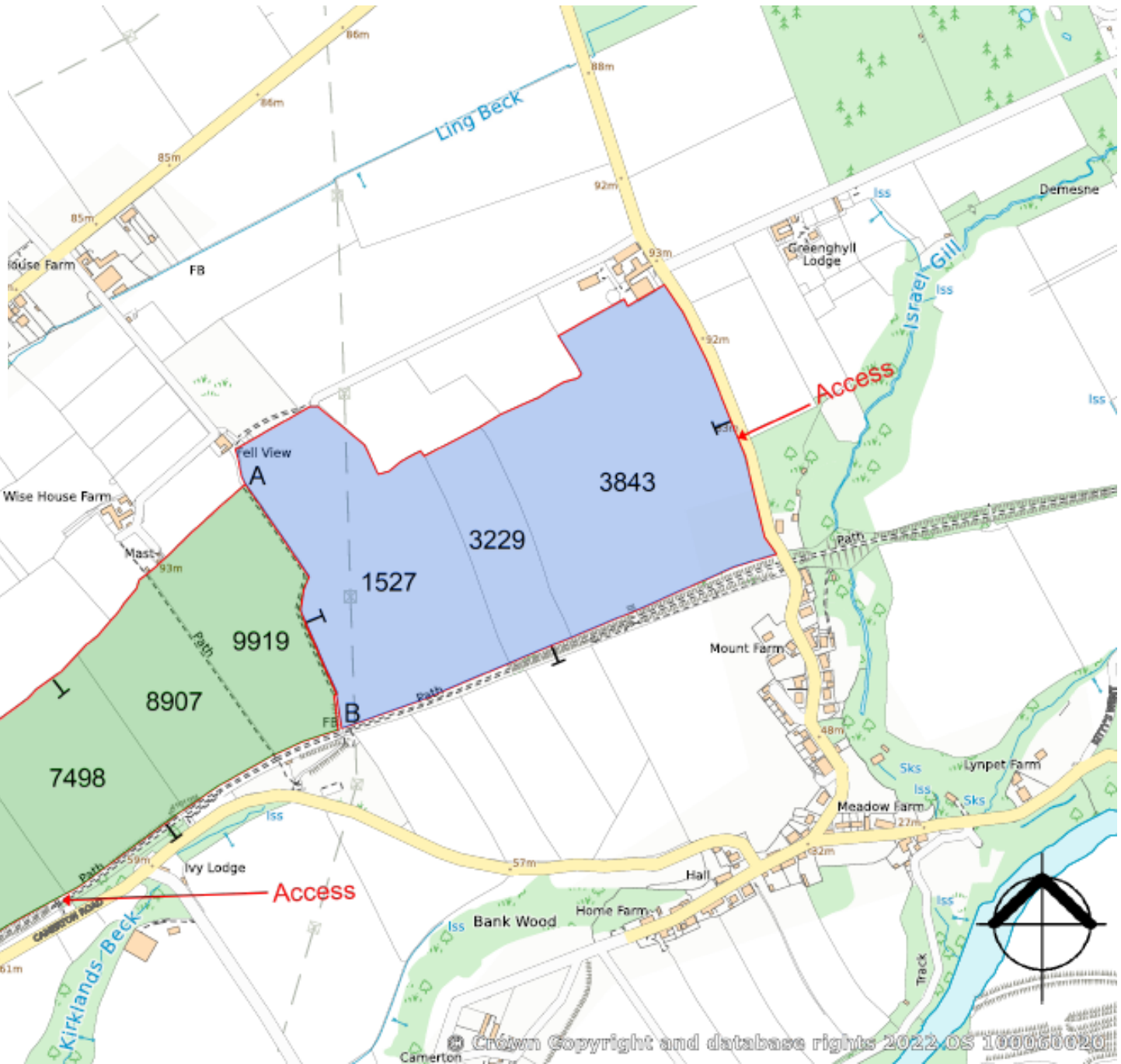


Lot 2



Lot 2

Sheet ID	Parcel ID	Total Area(ha)	Total Area (ac)
Lot 1			
NY0331	3843	10.87	26.86
NY0331	3229	2.72	6.72
NY0331	1527	8.69	21.47
		22.28	55.06
Lot 2			
NY0231	9919	4.81	11.89
NY0231	8907	3.86	9.54
NY0230	7498	4.92	12.16
NY0230	5793	4.24	10.48
		17.83	44.06
TOTAL		40.11	99.11



© Crown Copyright and database rights 2022 OS 100050020

METHOD OF SALE,

The property is offered for sale by Private Treaty in two lots or as a whole. 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.

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 however the entitlements are not in the sale. There will be a fee of £250+VAT to the purchaser(s) for the transfer of the land. 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. The purchaser of lot 1 will be responsible for the erection and maintenance of a stock proof fence between points A and B on the plan.

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.

DEVELOPMENT CLAWBACK

The land is being sold subject to a development clawback provision. Any increases in the value of the land within 25 years of the completion of the sale, which have resulted from the grant of planning permission for purposes other than agriculture, will trigger a payment by the Purchaser (or any subsequent owner) to the Vendor, or its heirs, of 25% of the increase in value. There are De Minimis provisions intended to ensure that 'one off' planning consents/change of use where the increase in value is less than £10,000 are not subject to clawback.

VIEWING

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

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.

TENURE

Freehold interest is being offered with vacant possession on completion.

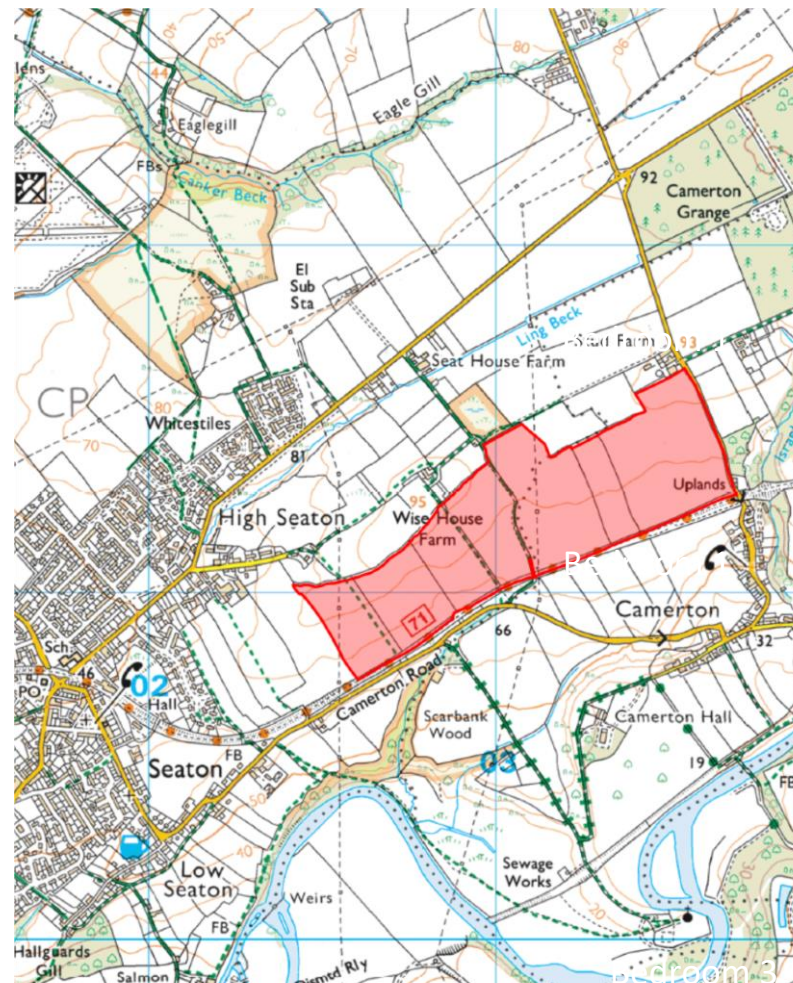
VENDOR'S SOLICITOR:

Sam McAlister, Minihan McAlister, Warwick Mill Business Centre, Carlisle CA4 8RR

Tel 01228 217218 Email sam@minihanmcalister.co.uk

Please note that completion cannot take place until probate has been granted. Further information can be ascertained from the agent.

Location



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 November 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.