



**4.20 ac (1.70ha) Agricultural Land**  
**Threlkeld, Keswick CA12 4RX**

**Mitchells** SINCE 1873  
LAND & PROPERTY

**Land at Threlkeld** is a block of 4.20 acres (1.70ha) of agricultural land which will be sold as grazing land. The water supply to the land is via a natural supply. The boundaries are a mixture of stone walls and post and wire fencing. The land is situated in the popular Lakeland village of Threlkeld in the Lake District National Park. Access to the land is from the main road through Threlkeld.

**NY3125 9761      4.20 Acres      1.70 Ha      Grazing Land**



#### **METHOD OF SALE,**

The property is offered for sale by Private Treaty in one 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.

#### **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. Further information regarding environmental schemes can be obtained from the Agent.

#### **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.

## 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](mailto: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:

Bruce Richardson, Arnison Heelis, 1 At Andrews Place, Penrith CA11 7AW

Tel: 017687 862007

Email [br@arnisonheelis.co.uk](mailto:br@arnisonheelis.co.uk)

## 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 March 2023. 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.