



**22.32 ac (9.04ha) Agricultural Land**  
**At Staveley, Kendal LA8 9NL**

**Mitchells** SINCE 1873  
LAND & PROPERTY

**Land at Staveley** is an exciting opportunity to acquire a ring-fenced block of 22.32 acres (9.04ha) of agricultural land which will be sold as permanent pasture situated in the Lake District National Park between Kendal and Windermere. Access to the land is via a public road (Ashes Lane) from the A591.

This good agricultural grazing land also would suit an amenity or investor looking to purchase a piece of the Lake District National Park with panoramic views over the fells.

The land has good stock proof fences and dry stone walls and a natural water supply. The land has been in an environmental stewardship scheme which has recently ended and is free of management restrictions. There are two access points off Ashes Lane, a public road, which runs through lot 2.

**Lot 1** – Guide Price £150,000

Three enclosures with interlinking access gates extending in total to 22.23 acres (9.04ha). The fourth enclosure on the schedule 1895 relates to the sheep pens in the corner of 2908. Water to the fields is via a natural supply.

**Lot 2 - SOLD**

#### **METHOD OF SALE**

The property is offered for sale by Private Treaty 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. The neighbouring property owner is understood to have a right of access over lot 2 in to Ashes Coppice.

### ENVIRONMENT AND BASIC PAYMENT (BPS) SCHEMES:

The land is registered for BPS, the 2023 payment is retained by the vendors, the purchasers will be required to keep the land in good agricultural condition to comply with the scheme. The entitlements are excluded from the sale and are not available. The land has previously been in a Countryside Stewardship Scheme which has now elapsed.

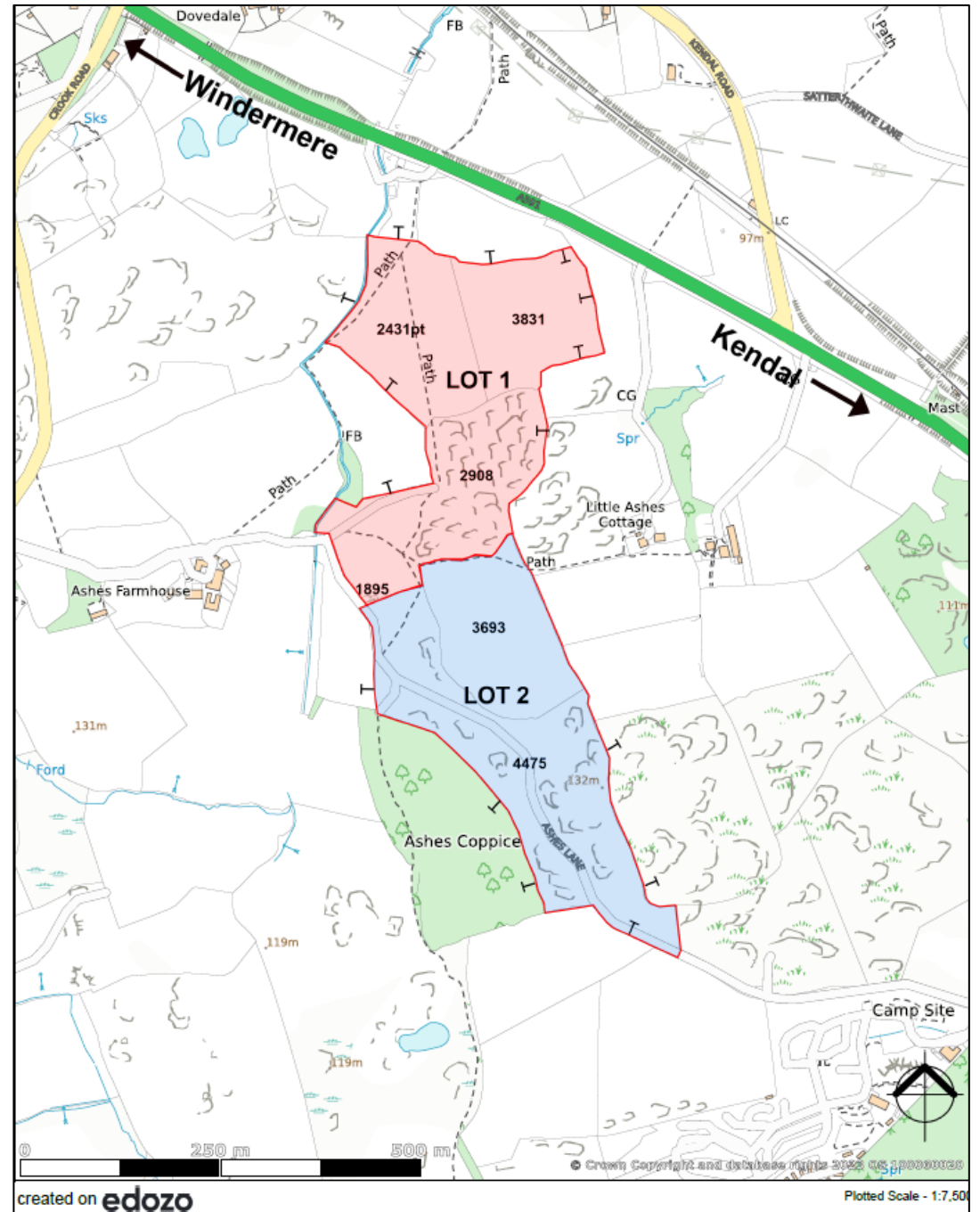
### BOUNDARIES:

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 Sporting rights, mines and minerals together with ancillary powers of working are exempted.

Sheet ID	Parcel ID	Total Area(ha)	Total Area (ac)
<b>LOT 1</b>			
SD4796	1895	0.01	0.02
SD4797	2431	3.1	7.01
SD4797	3908	3.81	9.41
SD4797	3831	2.38	5.88
		<b>9.3</b>	<b>22.33</b>



## 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.

Search fees may be chargeable, please refer to the auction legal pack.

## TENURE

Freehold interest is being offered with vacant possession on completion.

## VENDOR'S SOLICITOR:

Peter Dodd, Temple Heelis Solicitors, 1 Kent View, Kendal, Cumbria LA9 4DZ

Tel 01539 723757

Email [pdodd@templeheelis.co.uk](mailto:pdodd@templeheelis.co.uk)

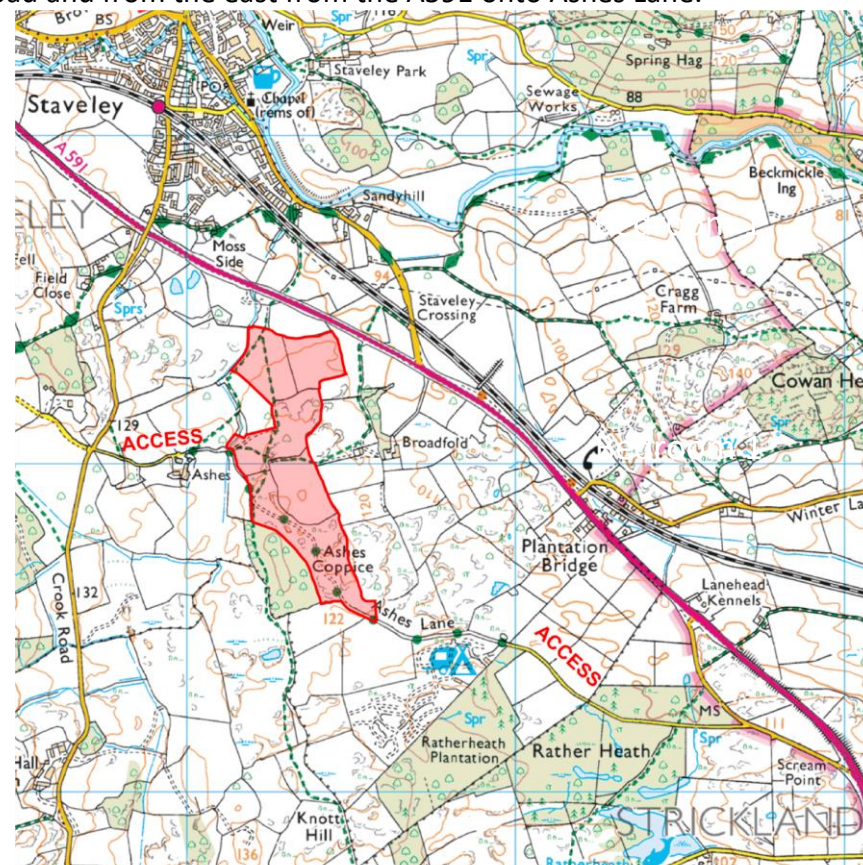
## MONEY LAUNDERING REGULATIONS

If you intend to bid for the property at auction, it will be necessary for you to register beforehand. Full details available from the agents.

## Location

**What 3 Words – waving.increases.parkland**

Access to lot 1 and 2 on the western boundary is from Staveley on Crook Road and from the east from the A591 onto Ashes Lane.



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.