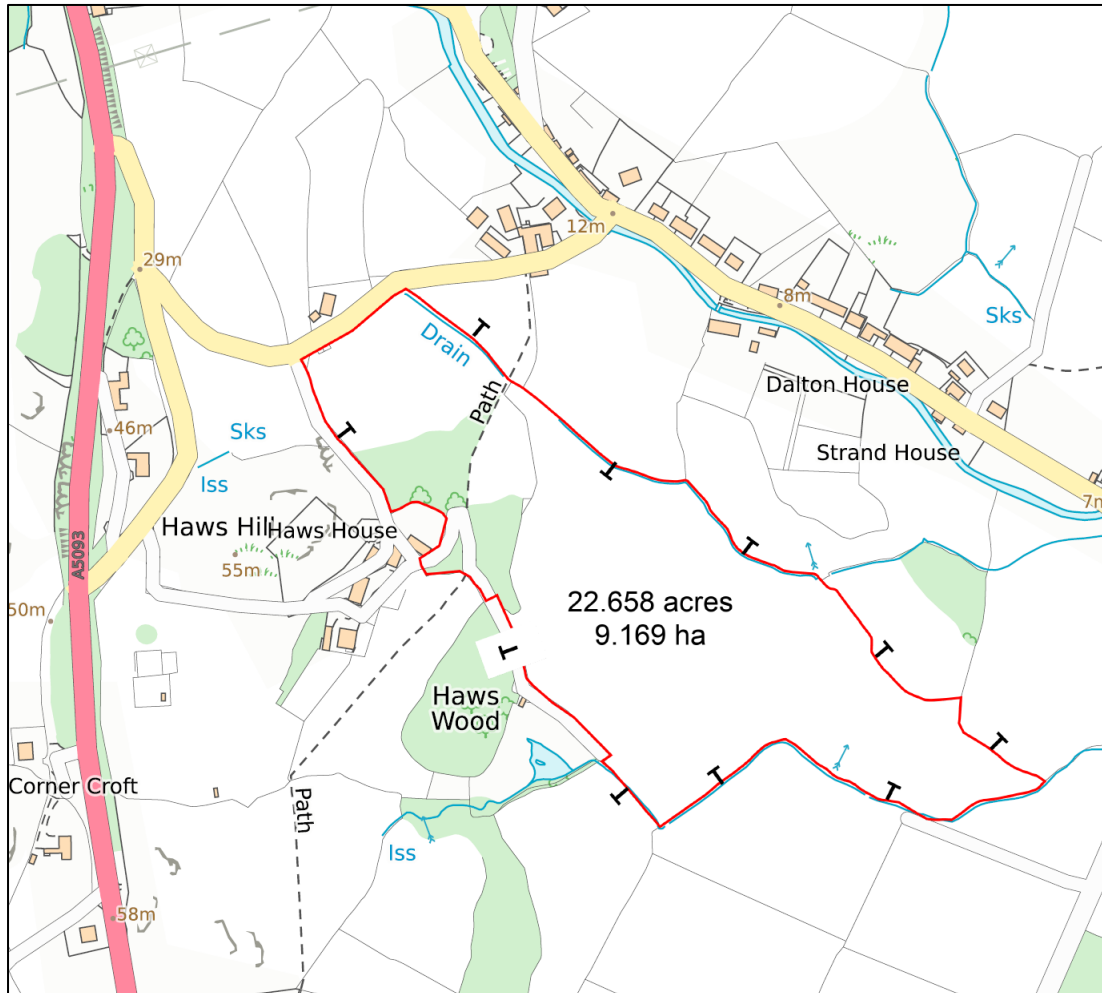




22.60ac (9.15ha) Agricultural Land
The Green, Millom LA18 5HQ

Mitchells SINCE 1873
LAND & PROPERTY

Land at the Green is a block of 22.60 acres (9.15ha) of productive agricultural land which will be sold via Formal Tender as a mixture of grazing pasture land, excellent meadow land and an area of rocky outcrops and mature broad leaf trees. The land has the benefit of road side frontage and a natural water supply. The land boasts approx. 16 acres of prime meadow land capable of numerous crops of silage and a smaller area of approx. 6 acres of pasture and woodland. The land falls within flood zones 2 and 3 and has a public and private right of way. Closing date for tender Thursday 1st June 2023.



METHOD OF SALE,

The property is offered for sale by Formal Tender. The sale contract and searches are available, and these should be requested from the Agent. Offers should be submitted in writing to Mitchells Land Agency, Lakeland Agricultural Centre, Cockermouth CA13 0QQ or via email, no later than 12 Noon on Thursday 1st June 2023. The successful purchaser(s) will be required to sign the sales contracts and pay the 10% deposit within 48 hours of the offer being accepted which is expected to take place on the Thursday 1st June 2023. Completion of the sale will take place on Thursday 29th June 2023 or earlier by mutual agreement. Further details on this can be obtained from Andrew Wright. The vendor reserves the right to withdraw / exclude any of the land shown at any time and to generally amend the particulars for sale and method of sale. Therefore, prospective purchasers are advised to register their interest with the selling agents. Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice.

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 land is subject to public and private rights of way.

ENVIRONMENT AND BASIC PAYMENT (BPS) SCHEMES:

The land is registered for BPS however the entitlements are not included the sale. There will be a fee of £250+VAT to the purchaser for the transfer of the land. The land is entered into a Mid-Tier Stewardship Agreement with option SW9 (Seasonal Livestock Removal) and BE3 (Management of Hedgerows) due to end 31/12/24. The continuation of the scheme is at the discretion of the purchaser, should they wish to continue there will be a fee of £250+VAT for the transfer.

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

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

TENURE

Freehold interest is being offered with vacant possession on completion.

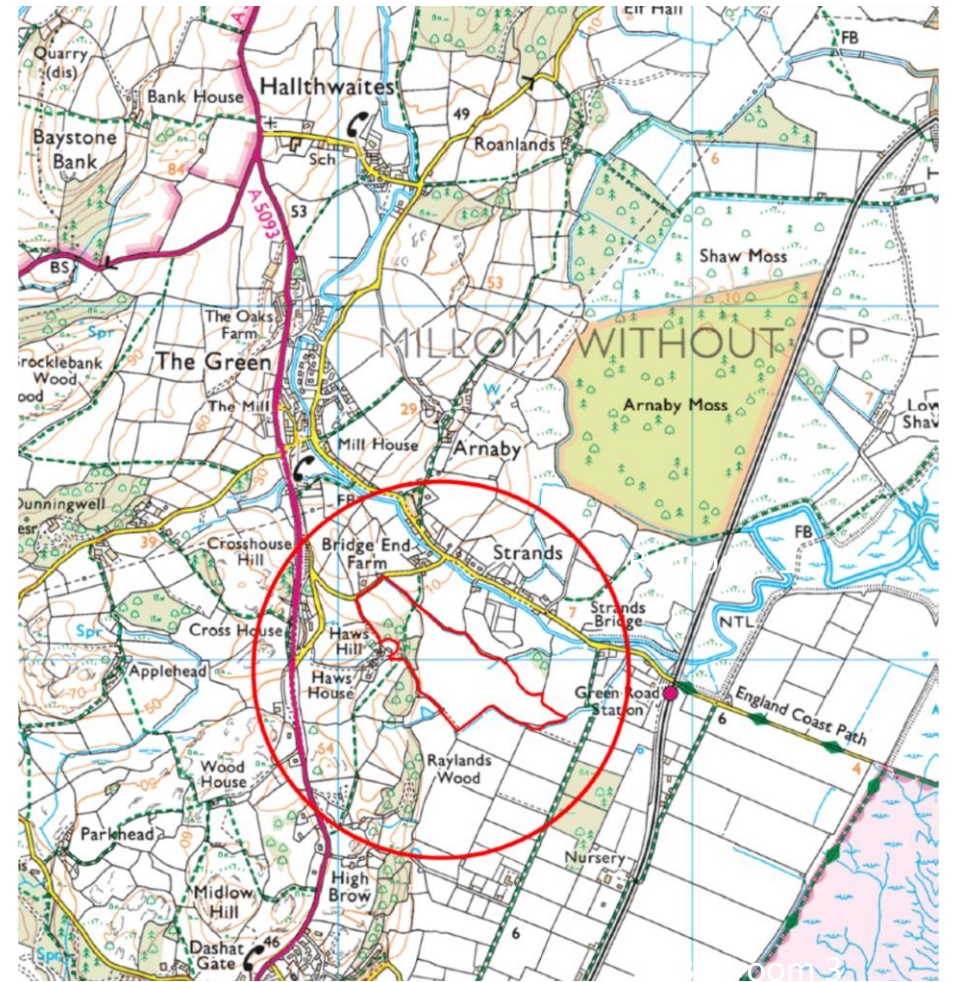
VENDOR'S SOLICITOR:

James Murray, Brown & Murray Solicitors, 127 Ramsden Square, Barrow in Furness LA14 1XA

Tel: 01229 820021

Email: jmurray@brownandmurray.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 May 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

