



40.08ac (16.22ha) Agricultural Land
Murthwaite, Irton, Holmrook, CA19 1TD

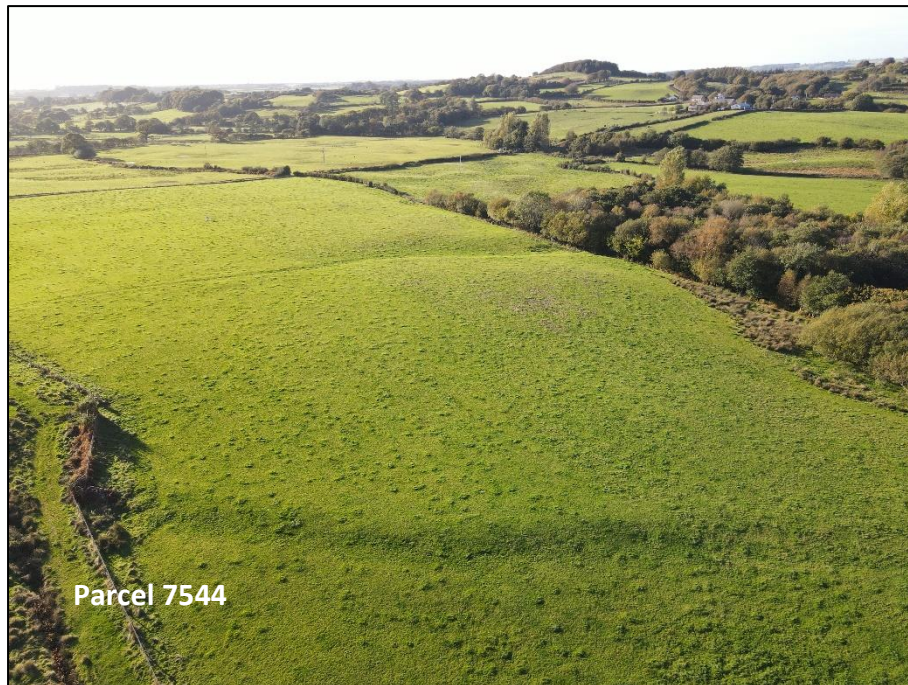
Mitchells SINCE 1873
LAND & PROPERTY

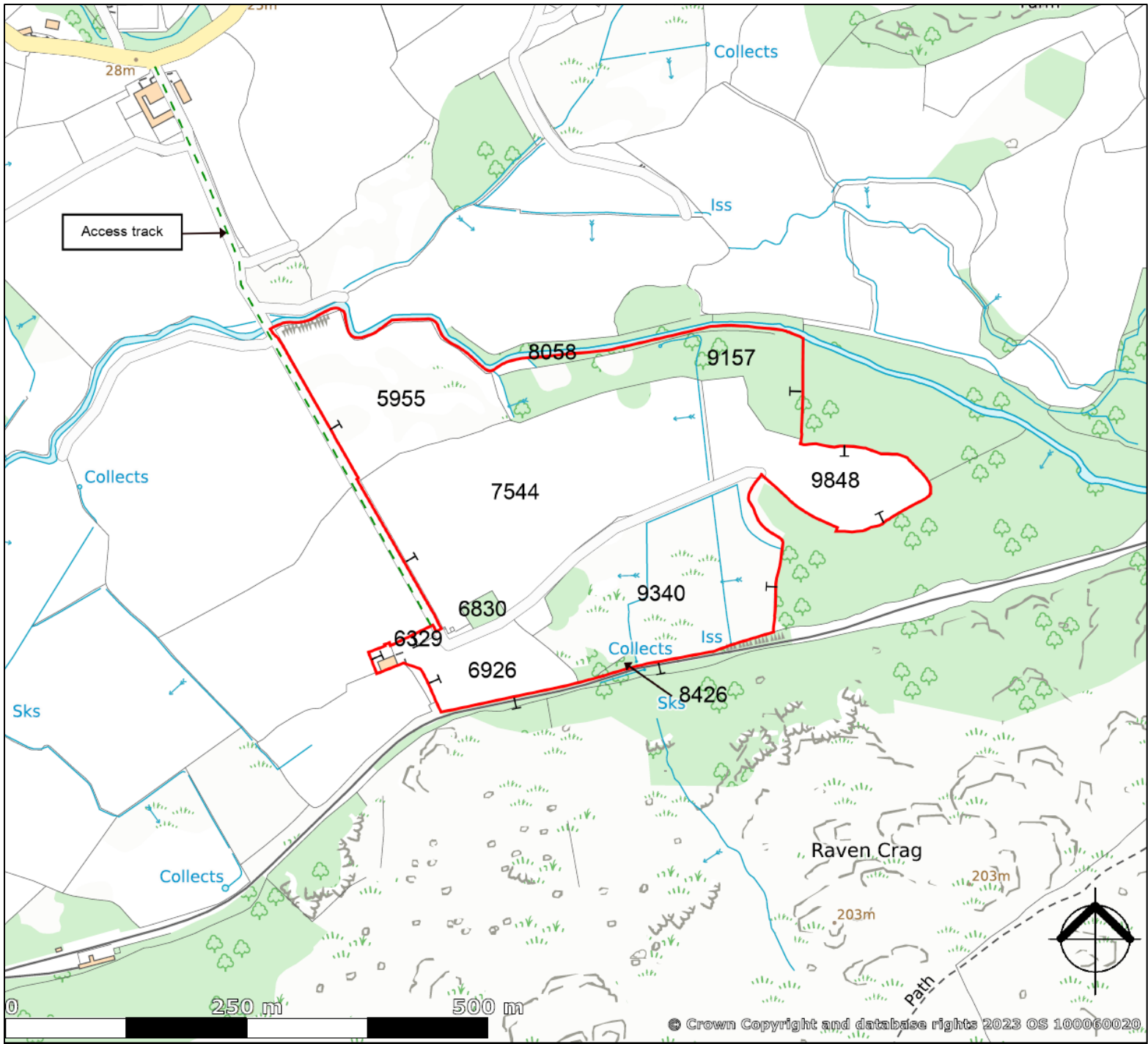
Land at Murthwaite is a block of 40.08 acres (16.22ha) of agricultural land Accessed from the public road via a track over Murthwaite Bridge of which there is an easement for the purchasers use.

There is approx. 26 acres of grazing/mowing permanent pasture, 10 acres of rougher grazing and 4.5 acres of native broad leaf woodland bordered to the north by the River Mite.

There is a 4 bay (60' x 35') steel portal frame agricultural building with panelled walls and Yorkshire boarding, open fronted with a concrete pad the eastern end and hard standing currently used for bale storage.

The boundaries are mainly post and wire fencing with some dry-stone walling. The water to the fields is via a natural supply.





SITUATION

The land is situated within the Lake District National Park World Heritage Site.

2.5 miles from the A595 at Holmrook

5.5 miles from the North Sea coast

5 miles from Wast Water.

Field Schedule:

Sheet ID	Parcel ID	Total Area(ha)	Total Area (ac)
SD1199	5955	2.47	6.10
SD1199	6329	0.03	0.07
SD1199	6830	0.11	0.27
SD1199	6926	1.14	2.82
SD1199	7544	5.19	12.82
SD1199	8058	0.19	0.47
SD1199	8426	0.04	0.10
SD1199	9157	1.68	4.15
SD1199	9340	3.66	9.04
SD1199	9848	1.71	4.23
	TOTAL	16.22	40.08

Raven Crag



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.

VIEWING

At any reasonable time during daylight hours provided a copy of these particulars are to hand, upon registered with the selling agents.

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

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

TENURE AND TITLE:

- There is a shared access track over Murthwaite Bridge of which there is an easement for the purchasers use. (Shown as a green dash line on the plan).
- There is a public footpath through parcel 6926 to the Ravenglass & Eskdale Railway.
- The vendor reserves the right to hold a dispersal sale on the site prior to completion.

The property has freehold title and vacant possession will be given on completion (Completion will not be expected before 31/7/23). 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 included in the sale. The selling agents will endeavour to facilitate transfer the RLR field parcels to the purchaser (s), there will be a fee of £250+VAT to the purchaser(s) for the transfer of the land. The land is not entered into any Environmental Stewardship Schemes, and the woodlands are not subject to active Woodland Grant schemes. The land is in Flood Zones 2 & 3.

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, they are retained by the vendor.

MONEY LAUNDERING REGULATIONS

Mitchells are obliged to carry out Customer Due Diligence checks on any potential purchasers prior to the completion of the sale. Photographic ID, proof of address and proof of funds will be required.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

VENDOR'S SOLICITOR:

Geoffrey Hall, Brockbanks Solicitors, 68 Curzon Street, Maryport CA15
Tel 01900 813488 Email geoffreyhall@brockbanks.co.uk

HEALTH & SAFETY

We would ask you to be as vigilant as possible when inspecting the land, around the farm buildings and around livestock.

PLANNING AUTHORITY

Lake District National Park, Wayfaring House, Murley Moss Business Park, Oxenholme Road, Kendal, LA9 7RL

Location What 3 Words compounds.able.smuggled



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 April 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.