

Agricultural Land at Barfield Farm

Bootle, Millom, Cumbria, LA19 5XL

For Sale by Public Auction

at 2.00pm on Thursday 27th July 2023

within Bootle Village Hall, Bootle Station, Millom, LA19 5UY

Agricultural Land at Barfield Farm, Bootle, Millom

An exciting opportunity to purchase excellent agricultural and amenity land available in two separate lots and as a whole. The land extends as a whole to approx. 34.37 Acres (13.91ha) immediately adjacent to the A595 road, one mile south of Bootle village.

The land lies within the Lake District National Park at the foot of Black Combe Fell and 1 ½ miles from the Irish Sea coast. The land is in good heart and well maintained by the current owner.

The land is classed as Grade 3 on the Agricultural Land Classification Maps of England and Wales. The land benefits from a good natural water supply and lies at a height of 20m to 40m above Ordnance Datum.

Lot 1: (Shaded red on the Attached plan)

A single enclosure of excellent land extending to approx. 9.79 Acres (3.96ha), currently grassland and has been mown for silage. The land is predominately level and has a tree lined Gill on the northern boundary. There is good access from the public road and a private track. There is a good natural water supply, the boundaries are thorn hedging and post and wire fencing.

Guide Price £100,000



Lot 2: (Shaded yellow on the Attached plan)

The land is farmed as a single enclosure of excellent grazing extending to approx. 24.59 Acres (9.95ha). There are two access gates via a shared track a short distance from the public road. The land is reasonably level sloping down to Barfield Tarn, there is a small coppice of mature trees and a tree lined Gill on the northern boundary where there is a natural water supply, the boundaries are thorn hedging and post and wire fencing.

Guide Price £200,000



METHOD OF SALE,

The property is offered for sale in 2 separate lots and as a whole by Public Auction at 2.00pm on Thursday 27th July 2023 (unless sold privately beforehand) within Bootle Village Hall, Bootle, Millom, LA19 5UY. (Located within the village of Bootle Station).

The property will be offered for sale in 2 separate lots subject to reaching undisclosed reserve prices. Please take note that any guide price given is not a reserve price. If a reserve price is not met during the auction the highest bidder will have the right to purchase the property at the reserve price after the auction. The Vendor reserves the right to amend the particulars of sale at any time; not to accept any offer received; to withdraw from the sale or to sell privately at any time prior to the auction. Any changes will be made clear at the Public Auction.

VIEWING

At any reasonable time during daylight hours provided a copy of these particulars are to hand after having first registered with the selling agent.

DEPOSITS, CONTRACTS AND COMPLETION,

A 10% deposit of the purchase price will be payable on the fall of the Auctioneer's hammer. The contracts of sale are also to be signed on the fall of the Auctioneer's hammer. Copies of the contracts of sale will be available for inspection, by prior appointment only, at the offices of the Solicitor and Agent for two weeks prior to the sale. The date fixed for completion is 31st August 2023 or earlier by mutual agreement.

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:

There are no entitlements included in the sale. The land is not under any environmental land management scheme. The selling agents will endeavour to transfer the RLR land parcels. There will be a fee of £250 + VAT chargeable to the purchaser(s) for the transfer of the land on the RPA system.

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 are retained by the Vendor. The mines and minerals rights are excepted.

SELLING AGENT

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 not be charged on this sale. Search fees may be chargeable, please refer to the auction legal pack.

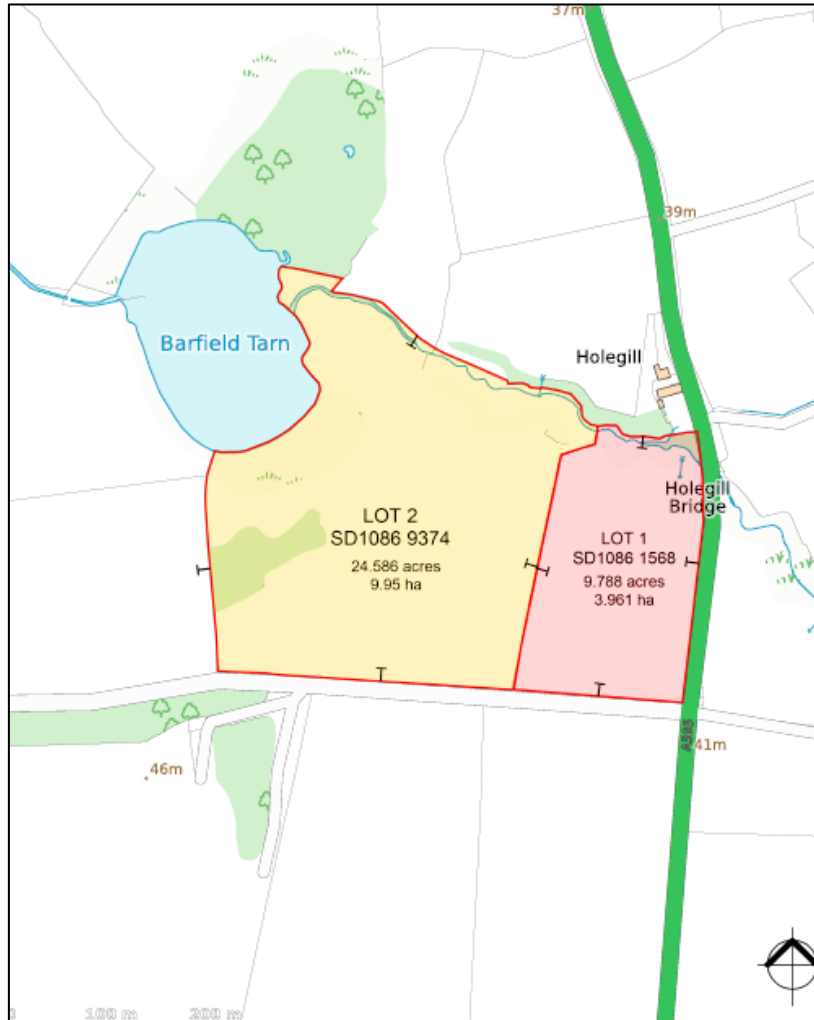
VENDOR'S SOLICITOR:

Holly Berwick, Associate Solicitor, Cartmell Shepherd Solicitors, 4 Main Street, Cockermouth, CA13 9LQ
Tel: 01900 876123 Email: holly.berwick@cartmells.co.uk

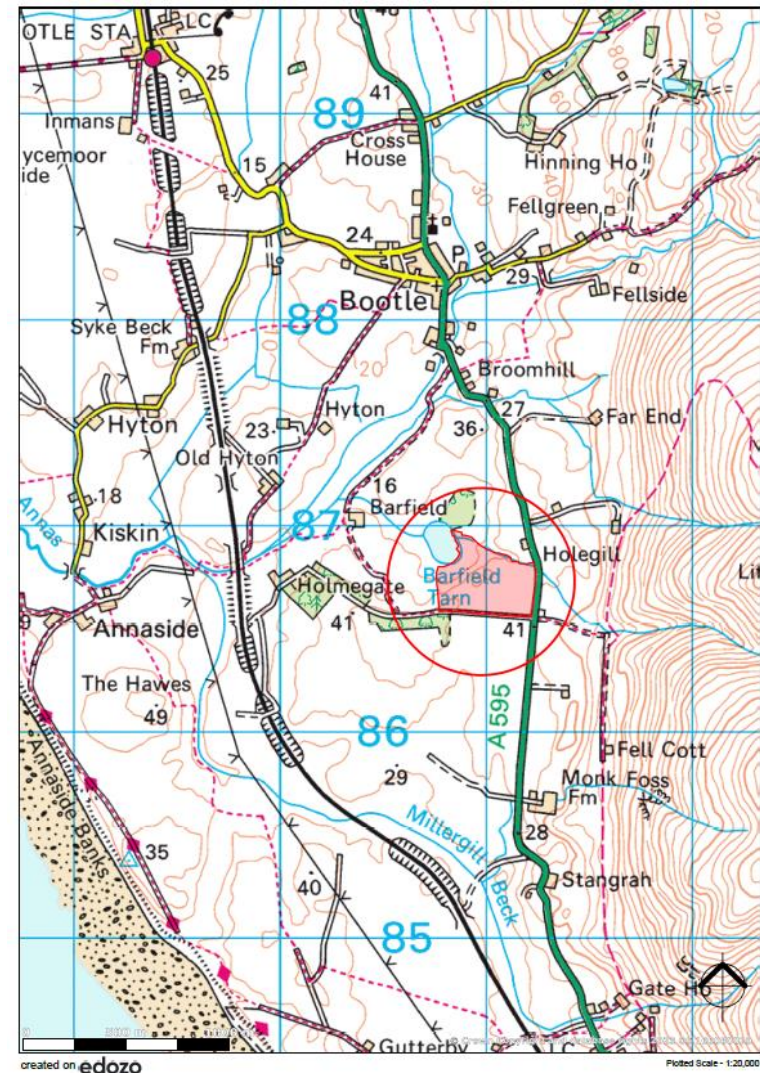
MONEY LAUNDERING REGULATIONS

As selling agents we are obliged to carry out customer Due diligence. Prospective purchasers must provide us with proof of identity to be in a position to Bid/Purchase at the auction. Full details available from the agents.

Location - What3words is: [overused.leap.coasters](https://www.what3words.com/overused.leap.coasters)



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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 June 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 or 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.