



Mitchells SINCE 1873
LAND & PROPERTY



Agricultural Land
At Camerton & Seaton, Workington, CA14 1LP



Agricultural Land at Camerton & Seaton, Workington

An exciting opportunity to purchase excellent agricultural and amenity land available in four separate lots. The land is suitable for agricultural cultivation, mowing and grazing. The land would also be suitable for equestrian and investment use, subject to relevant consents.

Lot 1: A single enclosure of excellent land extending to approx. 4.65 Acres (91.88ha), currently grassland. There is good roadside access and a shared metered mains water supply, the boundaries are thorn hedging and post and wire fencing.

Guide Price £45,000

Lot 2: A two enclosure of excellent land extending to approx. 21.14 Acres (8.56ha), currently grassland. There are multiple roadside access and a mains water supply, the boundaries are thorn hedging and post and wire fencing.

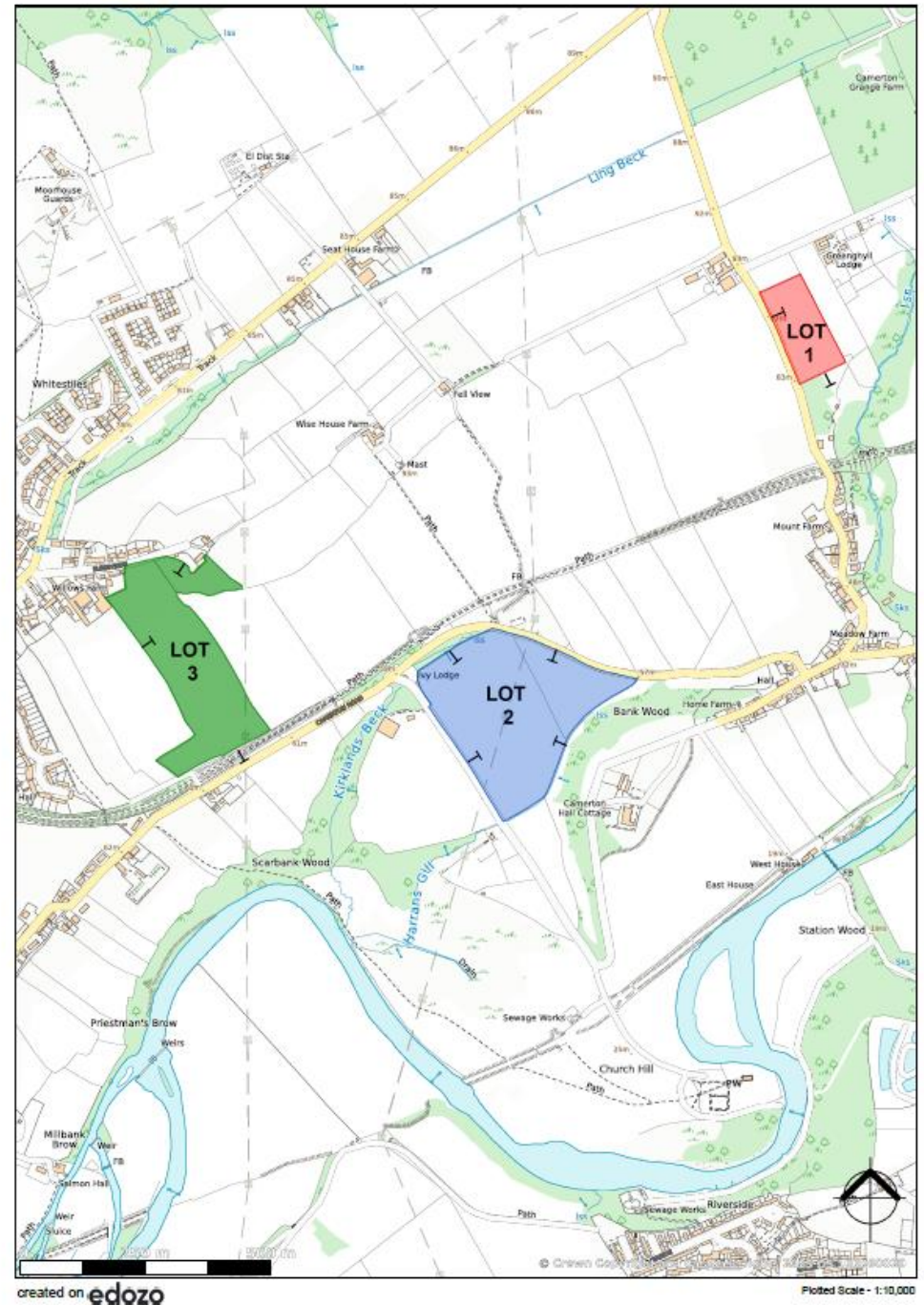
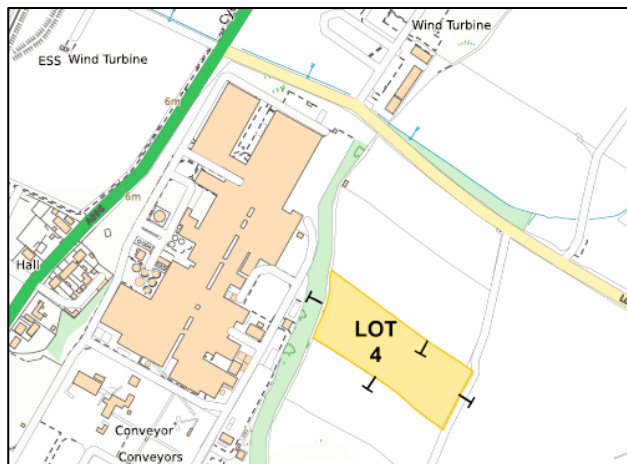
Guide Price £180,000

Lot 3: A two enclosure of excellent land extending to approx. 15.65 Acres (6.34ha), currently grassland. There are multiple roadside access and a mains water supply, the boundaries are thorn hedging and post and wire fencing.

Guide Price £130,000

Lot 4: A single enclosure of good land extending to approx. 4.88 Acres (1.97ha), currently grassland. The access from the public road is via a shared private track. The boundaries are post and wire fencing, there is a mains water supply.

Guide Price £35,000



METHOD OF SALE,

The property is offered for sale in 4 separate lots by Public Auction at 2.00pm on Thursday 6th July 2023 (unless sold privately beforehand) within The Fairfield Restaurant, Lakeland Agricultural Centre, Cockermouth, CA13 0QQ. (located just off the A66/A5086 roundabout on the outskirts of Cockermouth).

The property will be offered for sale in 4 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.

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 17th August 2023.

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.

DEVELOPMENT CLAWBACK:

Lots 2 and 3 are being sold subject to a development clawback provision. Any increases in the value of the land within 20 years of the completion of the sale, which have resulted from the grant of planning permission for purposes other than agriculture,



will trigger a payment by the Purchaser (or any subsequent owner) to the Vendor, or its heirs, of 35% of the increase in value. There are De Minimis provisions intended to ensure that 'one off' planning consents/change of use where the increase in value is less than £10,000 are not subject to clawback.

ENVIRONMENT AND BASIC PAYMENT (BPS) SCHEMES:

There are no entitlements are 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:

Insofar as the sporting rights are owned by the Vendor, they are included in the sale at no extra charge. The mines and minerals rights are excepted.

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.

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:

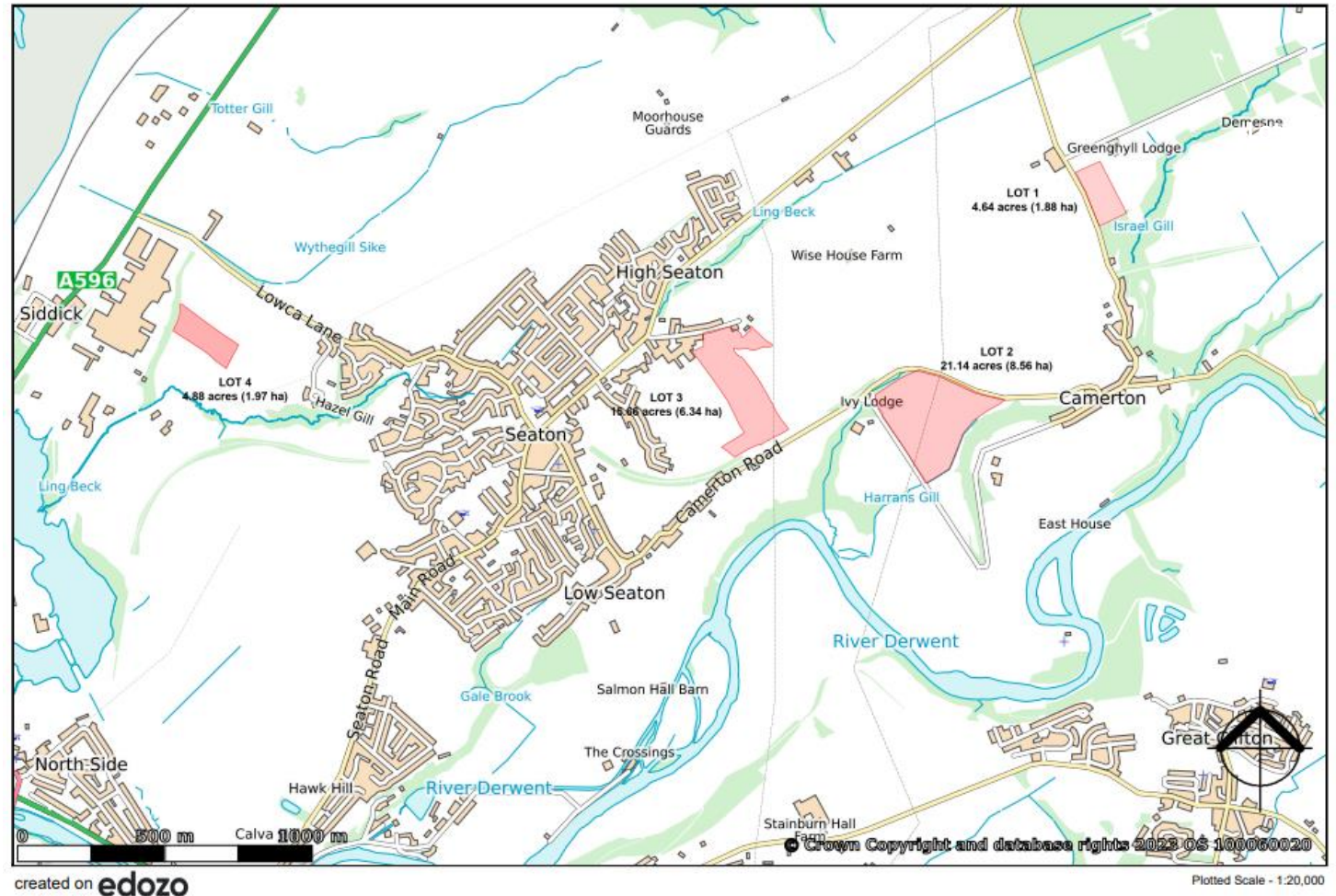
Peter Marrs, Milburns Solicitors, 21-23 Oxford Street, Workington CA14 2AL
01900 67363 pmarrs@milburnssolicitors.co.uk



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:
[multiple.straw.crunches](#)



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 their employees has any authority to make or give any further representation or warranty in relation to the property.