



For Sale by Public Auction
at 2pm on Thursday 14th September 2023
within Fairfield Restaurant, Lakeland Agricultural Centre,
Cockermouth, CA13 0QQ

17.65 ac (7.14ha) Agricultural Land
At Eskdale Green, Holmrook, Cumbria, CA19 1TT

Mitchells SINCE 1873
LAND & PROPERTY

Land at Eskdale Green, Holmrook, CA19 1TT

The agricultural and amenity land lies in a block of three fields and extends in total to approx. 17.65 Acres (7.14ha). Situated close to the village of Eskdale Green in the heart of the Western Lake District National Park, the land has good roadside access and is bordered by the River Esk.

The land is suitable for grazing and mowing, investment purposes and has potential for amenity use, subject to relevant consents.

Location

The land is located approx. ½ mile south of Eskdale Green Village, 7 miles east of the Irish Sea coast, 8 miles south of Wast Water Lake, 40 miles from Kendal and the M6.



METHOD OF SALE,

The property is offered for sale as a whole by Public Auction at 2pm on Thursday 14th September 2023 (unless sold privately beforehand) within the Fairfield Restaurant, Lakeland Agricultural Centre, Cockermouth, CA13 0QQ. **Guide Price £130,000 as a whole.**

The property will be offered for sale as a whole 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 Thursday 26th October 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:

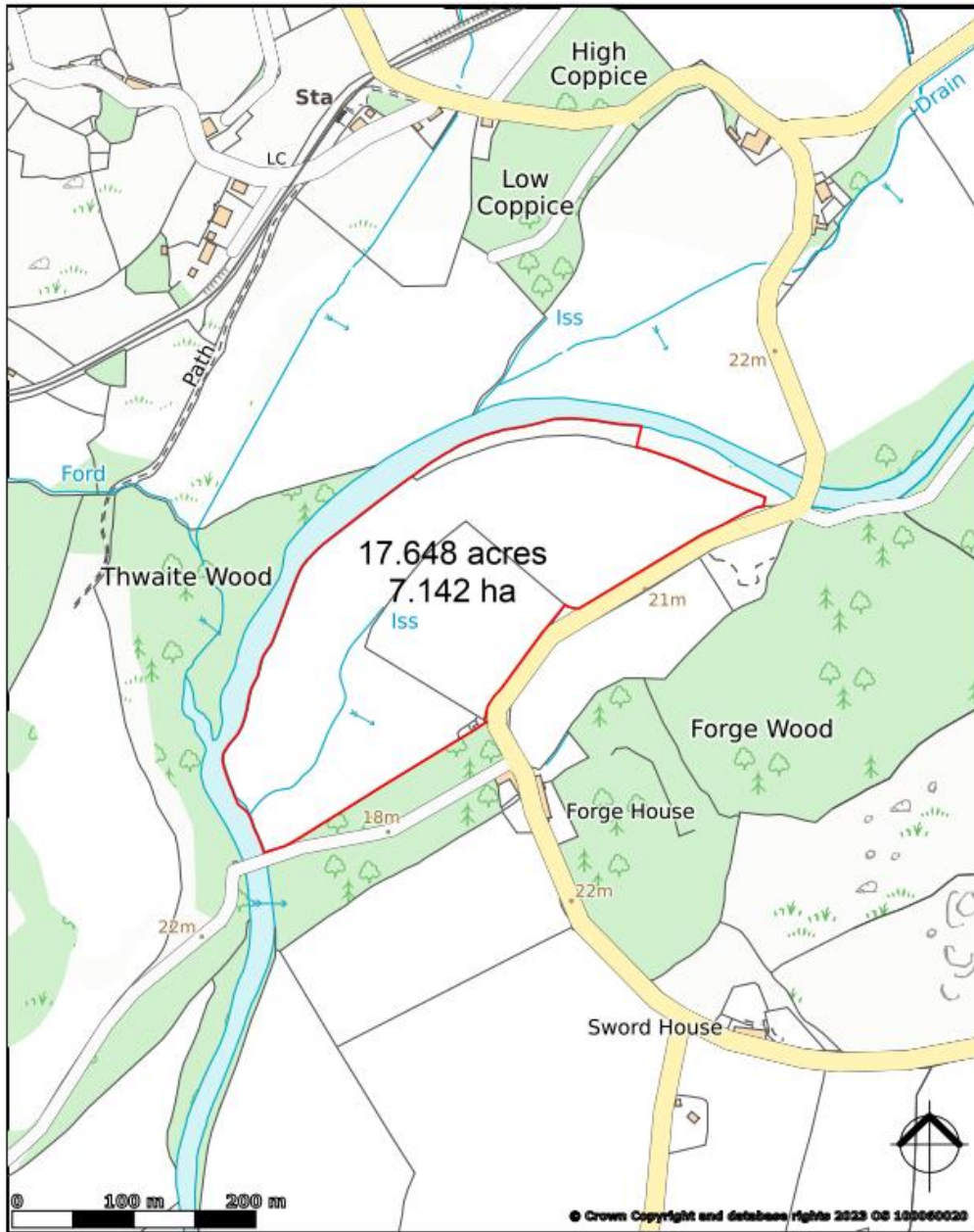
The land is registered for BPS, the 2023 payment is retained by the vendors, the purchasers will be required to keep the land in good agricultural condition to comply with the scheme. The entitlements are excluded from the sale and are not available. The land is not in an Environmental Stewardship Scheme therefore is free from management restrictions.

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.

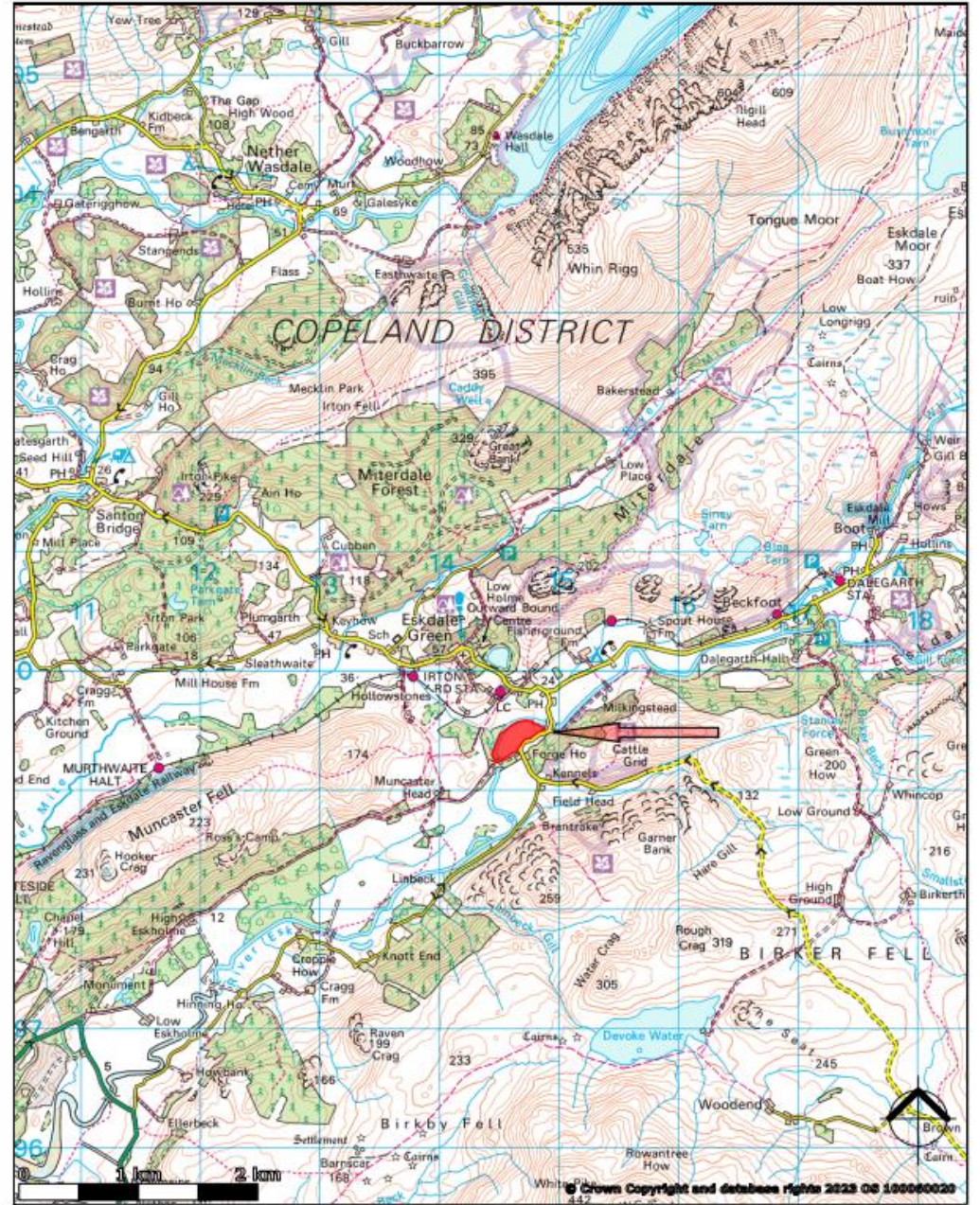
SPORTING & MINERAL RIGHTS:

The mines and minerals together with ancillary powers of working are included. Insofar as the sporting rights are owned by the Vendor, they are included in the sale at no extra charge.



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Plotted Scale - 1:5,000



created on edozo

Plotted Scale - 1:50,000

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.

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:

Hilary Crook, Hatch Legal Solicitors, 1 Sella Bank, Seascale, CA20 1QU

Tel 019467 21715

Email h.crook@hatchlegal.co.uk

LOCAL AUTHORITY

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

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.

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 July 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.