

95.86ac (38.79ha) Agricultural Land
Thornthwaite, Keswick, Cumbria, CA12 5RZ

Mitchells SINCE 1873
LAND & PROPERTY



Land at Thornthwaite, Keswick An exciting opportunity to purchase excellent Agricultural and amenity land extending to 95.86 Acres (38.79ha) available in 6 separate lots. The land is situated in a picturesque location between Derwent Water and Bassenthwaite Lake, only 3 miles from Keswick town centre.



The productive agricultural or amenity land is to be sold via private treaty in lots or combination of lots. Lots 1-5 are good grazing and mowing pasture, Lot 6 is Permanent Pasture. There is a mixture of mains and natural water supply to the land. There is good roadside access to all the land at Thornthwaite and Lot 6 access is via a forestry track from Whinlatter Pass near Braithwaite.

Lot 1 (Coloured red on the sale plan)

A single enclosure extending in total to 1.96 acres (0.8ha). A quality parcel suitable for grazing and mowing purposes. There is roadside access and there is a mains water trough.

Guide Price £30,000



Lot 2 (Coloured blue on the sale plan)

Two enclosures of grazing and mowing land extending to 15.73 acres (6.36ha) with interlinking access gates. There is a natural water supply.

Guide Price £125,000



Lot 3 (Coloured yellow on the sale plan)

Is two enclosures extending in total to 7.77 acres (3.15ha). A quality parcel suitable for grazing and mowing purposes. There is roadside access and there is natural water.

Guide Price £70,000



Lot 4 (Coloured brown on the sale plan)

A single enclosure extending in total to 1.96 acres (0.8ha). A quality parcel suitable for grazing and mowing purposes. There is roadside access for the A66 and there is no water connected.

Guide Price £25,000



Lot 5 (Coloured purple on the sale plan)

A single enclosure extending in total to 8.49 acres (3.44ha). A quality parcel suitable for grazing and mowing purposes. There is roadside access from the A66 and there is no water connected.

Guide Price £75,000



Lot 6 (Coloured red hatched on the sale plan)

A single enclosure extending in total to 59.80 acres (24.20ha). A parcel of enclosed fell, rough grazing. There is access from the B5292 Whinlatter Pass west of Braithwaite Village near the A66 trunk road. (The access track is shown as a dotted red line on the sale plan).

Guide Price £250,000

METHOD OF SALE,

The property is offered for sale by Private Treaty in six lots or combination of lots. 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 following an inspection.

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 however the entitlements are not included in the sale. There will be a fee of £250+VAT to the purchaser(s) for the transfer of the land on the RPA system. The land is not part of any Environmental Schemes.

FELL RIGHTS

There are rights to graze sheep (including lambs) on Braithwaite Common attached to the whole of the land comprised in register unit CL 297 and the land in CL 74. These rights will be divided on a pro-rata basis to the purchasers of each lot and are not available separately. Please Note: The common is currently in an Environmental Stewardship Scheme.

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:

Bethan Griffiths, Cartmell Shepherd

Tel 01768 860198

Email bethan.griffiths@cartmells.co.uk

LOCAL AUTHORITY

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

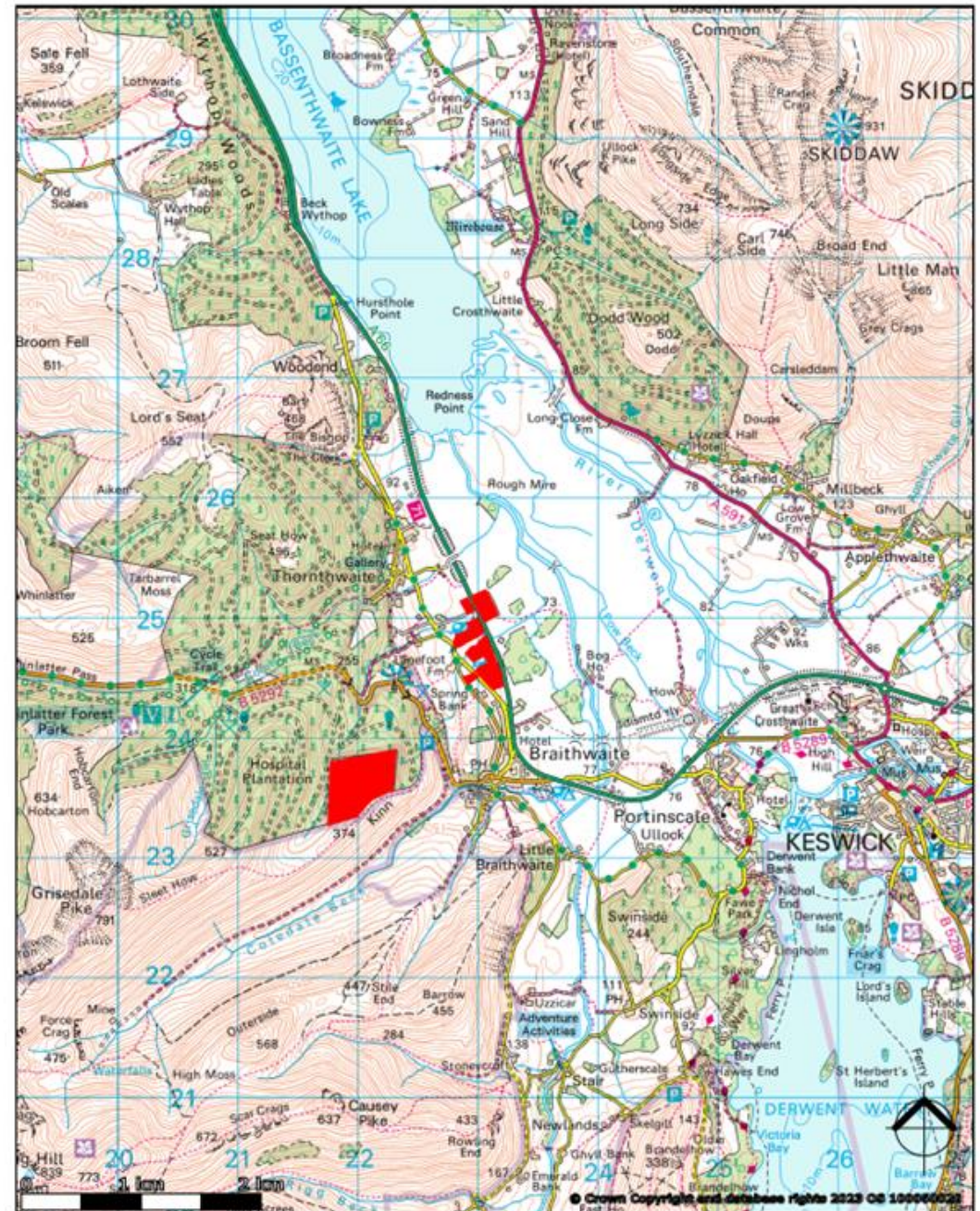
MONEY LAUNDERING REGULATIONS

As selling agents we are obliged to carry out customer Due diligence. Prospective purchasers must provide us with proof of identity. Full details available from the agents.

LOCATION



[taken.crows.bleak](https://www.what3words.com/)



created on **edozo**

Plotted Scale - 1:50,000



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 August 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.