



Land at Winscales, Workington, CA14 4JG

Guide Price **£320,000**



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- A useful block of 8.69 ha (21.48 ac) of land currently used for agriculture
- 1.07 ha (2.65 ac) of woodland area included
- A total of 9.76 ha (24.12 ac)
- Suitable for a variety of uses subject to necessary consents
- Shared access from A595

Tenure: Freehold



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Description:

Presenting an exceptional opportunity to acquire a versatile block of land totalling around 9.76 ha (24.12 ac). The single field totals around 8.69 hectares (21.48 ac) and is sown with grass. There is an additional 1.07 hectares (2.65 ac) of woodland area. Access is via a shared access road from the A595.

The land is currently utilised for agricultural purposes, however, it lends itself to a diverse range of uses, subject to planning and other necessary consents.

An uplift clause will apply to any use other than agriculture amounting to 30% of the increase in value. This clause will be valid for 30 years from sale of the land.

Selling Agents: C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY



General Remarks & Stipulations

Viewings: Strictly by appointment through the sole selling agents, C&D Rural.
Tel 01228 792299

Offers: Offers should be submitted to the selling agents, C&D Rural. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Services: The land has no mains services currently, but a mains water supply can be taken from the nearby stable block at the buyer's expense and will be metered.

Local Authority: Cumberland Council.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

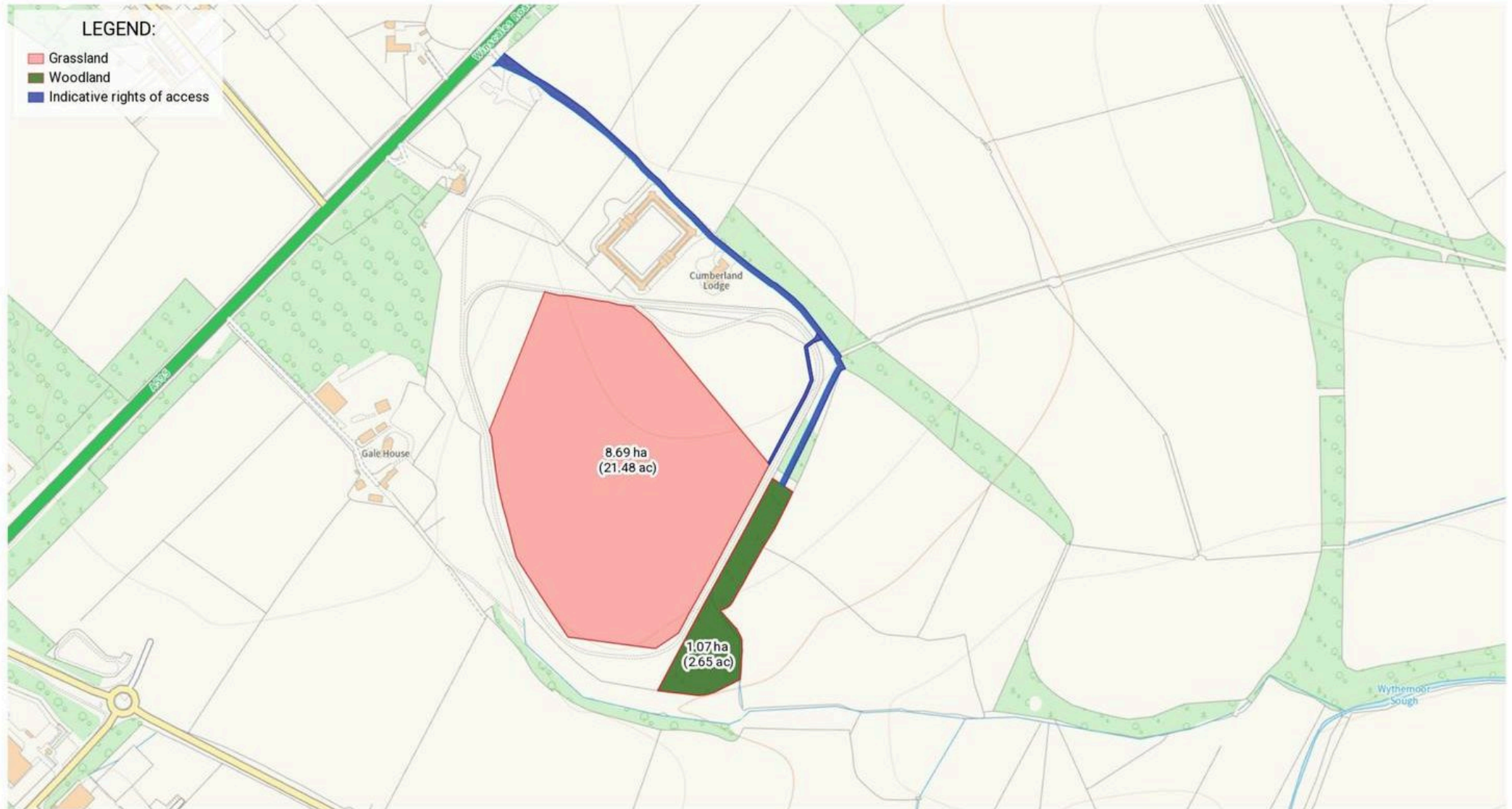
Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee ranging from £50 - £300 depending on the provider and the product.







LAND AT WINSKALES - SALE PLAN





Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

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