



**38.63ac (15.63ha) Agricultural Land**  
**Church Lane, Flimby, Maryport, CA15 8RU**

**Mitchells** SINCE 1873  
LAND & PROPERTY

**Land at Flimby** is a block of 38.63 acres (15.63ha) of agricultural land Accessed by a tarmacked bridgeway from Flimby village and the A596.

There is approx. 32.52 acres of grazing/mowing permanent pasture, and three areas of native broad leaf and Scots pine woodland extending to approx. 6.2 acres. There is a 9mx14m livestock handling area at the entrance.

Parcel 3469 gently slopes in a northerly direction and the southerly parcel 4338 slopes gently in a southerly direction.

The boundaries are mainly post and wire fencing, there is an un-metered mains water trough and a natural supply in the woodland, parcel 2085.



**The woodland** parcels 2085 and 3386 comprise of Scots Pine and mature mixed species broadleaf, sloping into a gill with a gutter providing a natural water supply. The area has been recently re-fenced by West Cumbria Rivers Trust. The mature native mixed species woodland on the southern boundary, parcel 3720 is fenced from the grazing land and slopes down to Canker Beck. There is also a small half acre of mixed species woodland at Hung Gill.



### **METHOD OF SALE**

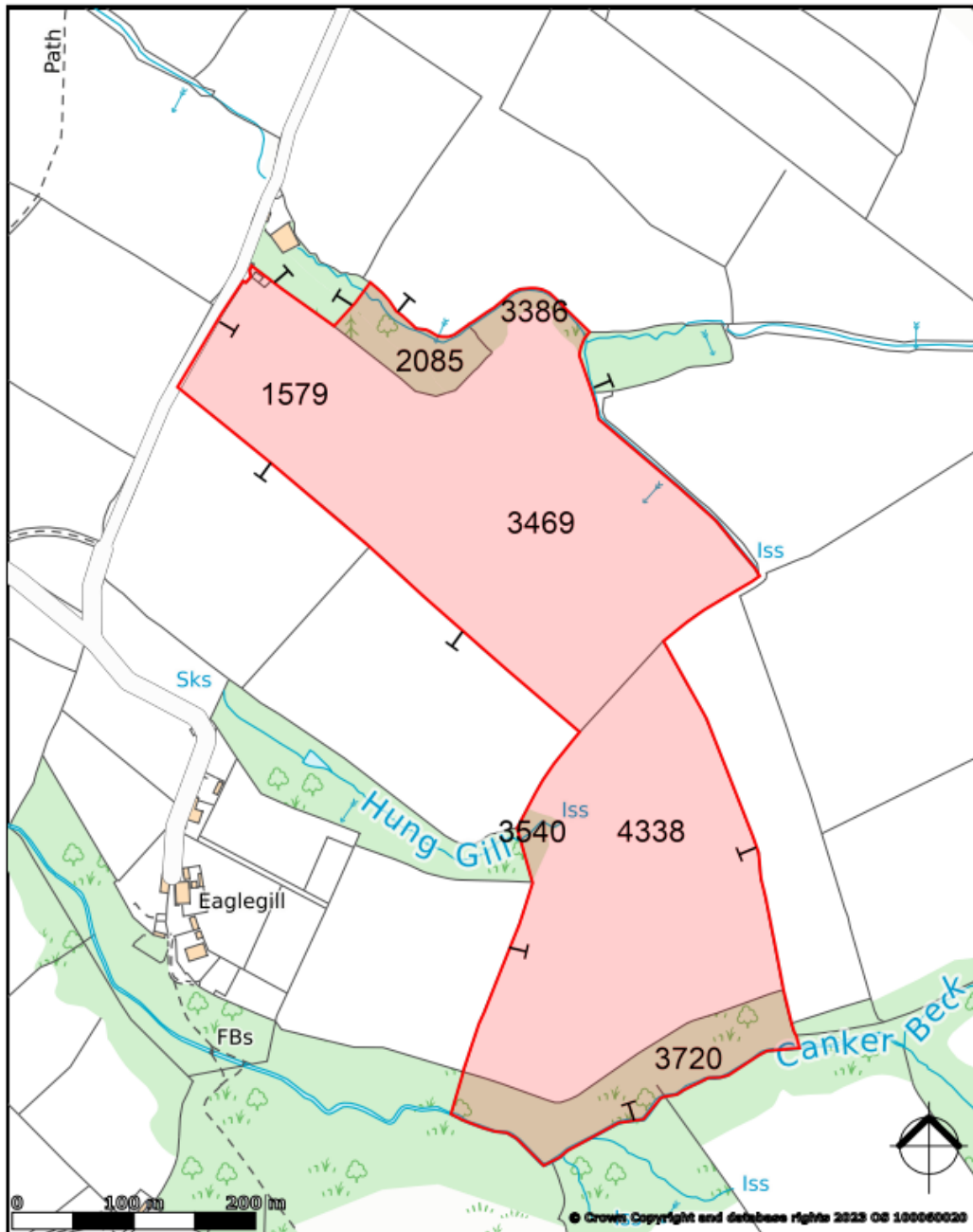
The property is offered for sale by Private Treaty as a whole. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents.

### **VIEWING**

At any reasonable time during daylight hours provided a copy of these particulars are to hand, upon registered with the selling agents.

**Mitchells Land and Property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.**

**Tel: 01900 822016. Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)**

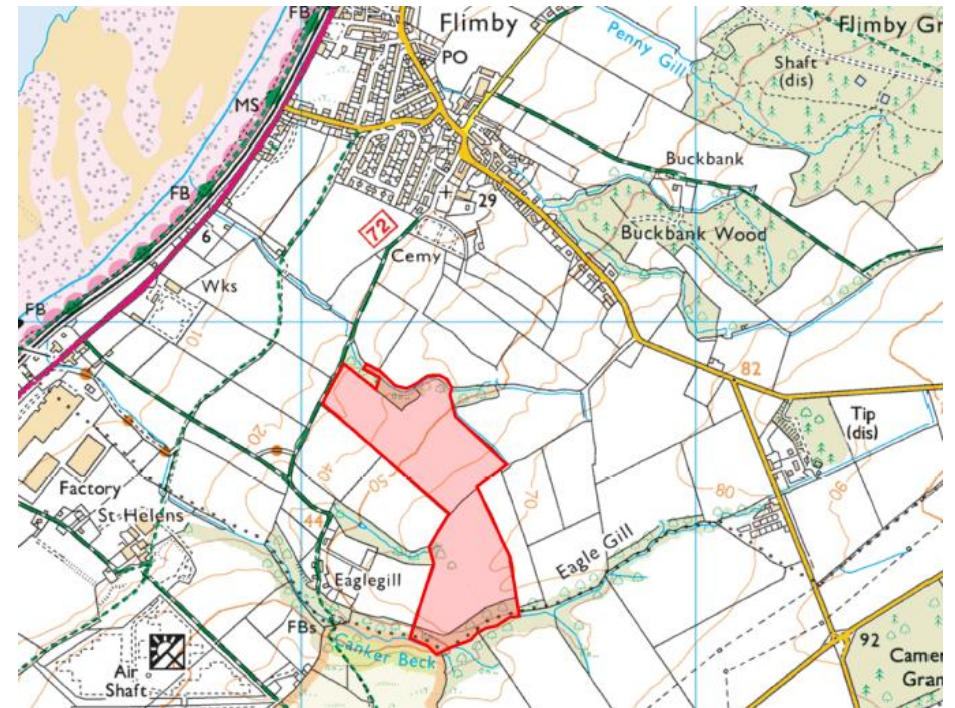


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Plotted Scale - 1:5,000

### Schedule of fields:

Parcel ID	Total Area(ha)	Total Area (ac)	Type
2085pt	0.66	1.63	Woodland
3386	0.27	0.66	Woodland
1579	2.10	5.18	Grassland
3469	5.67	14.02	Grassland
3540	0.26	0.64	Woodland
4338	5.39	13.32	Grassland
3720	1.28	3.17	Woodland
<b>TOTAL</b>	<b>15.63</b>	<b>38.62</b>	



### **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. The selling agents will endeavour to facilitate transfer the RLR field parcels to the purchaser (s), there will be a fee of £250+VAT to the purchaser(s) for the transfer of the land. The land is not entered into any Environmental Stewardship Schemes, and the woodlands are not subject to active Woodland Grant schemes.

### **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, they are retained by the vendor.

### **MONEY LAUNDERING REGULATIONS**

Mitchells are obliged to carry out Customer Due Diligence checks on any potential purchasers prior to the completion of the sale. Photographic ID, proof of address and proof of funds will be required.

### **VALUED ADDED TAX (VAT)**

VAT will be charged if applicable.

### **VENDOR'S SOLICITOR:**

Oglethorpe & Broach, 6 Borrowdale Rd, Keswick, CA12 5DB

### **HEALTH & SAFETY**

We would ask you to be as vigilant as possible when inspecting the land, around the farm buildings and around livestock.

### **PLANNING AUTHORITY**

Cumberland Council, Cumbria House, 117 Botchergate, Carlisle, CA1 1RD



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 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.