



**Haverigg Bent Hills, Millom, Cumbria,  
203.55 Acres (82.37ha) of Agricultural & Amenity Land**

**Mitchells** SINCE 1873  
LAND & PROPERTY

**Duddon Estuary Site of Special Scientific Interest** Haverigg Bent Hills is some of the finest sand dunes on the Dutton Sands at Haverigg Point. The Ramsar site is a Site of Special Scientific Interest and extends to approx. 203.55 Acres (82.37ha).

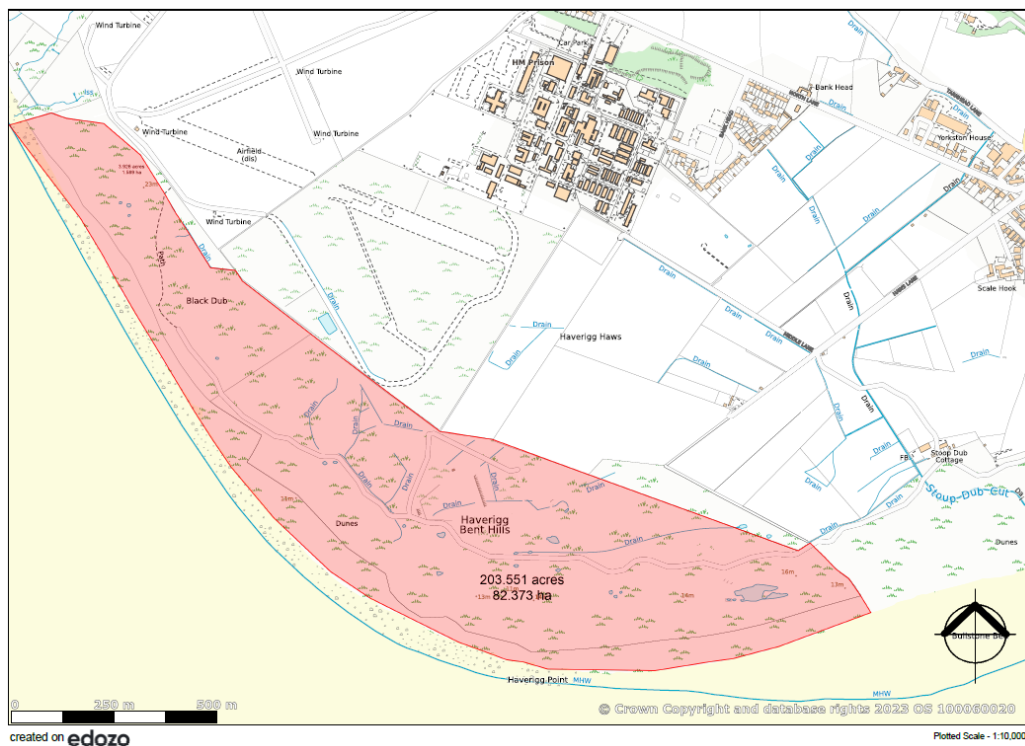
The priority habitat inventory dunes are unique habitats and home to rare animals like the natterjack toad and Crested Newt. The dwarf shrub heath, dune grasslands merge into an area of Fen, saltmarsh, and swamp important for breeding and roosting birds. The England Coast Path National Trail ([www.nationaltrail.co.uk](http://www.nationaltrail.co.uk)) goes through the site. The land is fenced for the grazing of cattle and sheep and there is a metered mains water supply available.

The land is being sold by Private Treaty in a single lot. **Guide Price £400,000**



#### **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.



## LOCATION

From Haverigg Village take Sea View Road west, continue on the hard track. There is a gate to enter the land.

Grid Ref: SD150781

What3Words: rebounder.storybook.bond

## 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)**

## 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 has been in a HLS Stewardship agreement and is not entered into any current 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, they are included in the sale at no extra charge.

### **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:**

Kelly Walsh Solicitor | H & F Legal | Phone: 01229 206464 | 233-235 Dalton Road Barrow-in-Furness Cumbria LA14 1PQ

### **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 January 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.