

57.2 ac (23.14ha) Agricultural Land
Gilgarran, Workington, CA14 4RF

Agricultural Land at Gilgarran, Workington. This is an exciting opportunity to purchase productive agricultural land extending in total to 57.2 acres (23.15ha) available in three lots and as a whole. The land is situated in a desirable location near the village of Gilgarran, Workington equidistant from the Lake District National Park and the Solway Coast.

The productive agricultural land is to be sold by private treaty. The land is good grazing and mowing pasture. There is mains water supply to the land. The land is accessed directly from the public highway with interlinking internal gates.

Lot 1 (Coloured red on the sale plan)

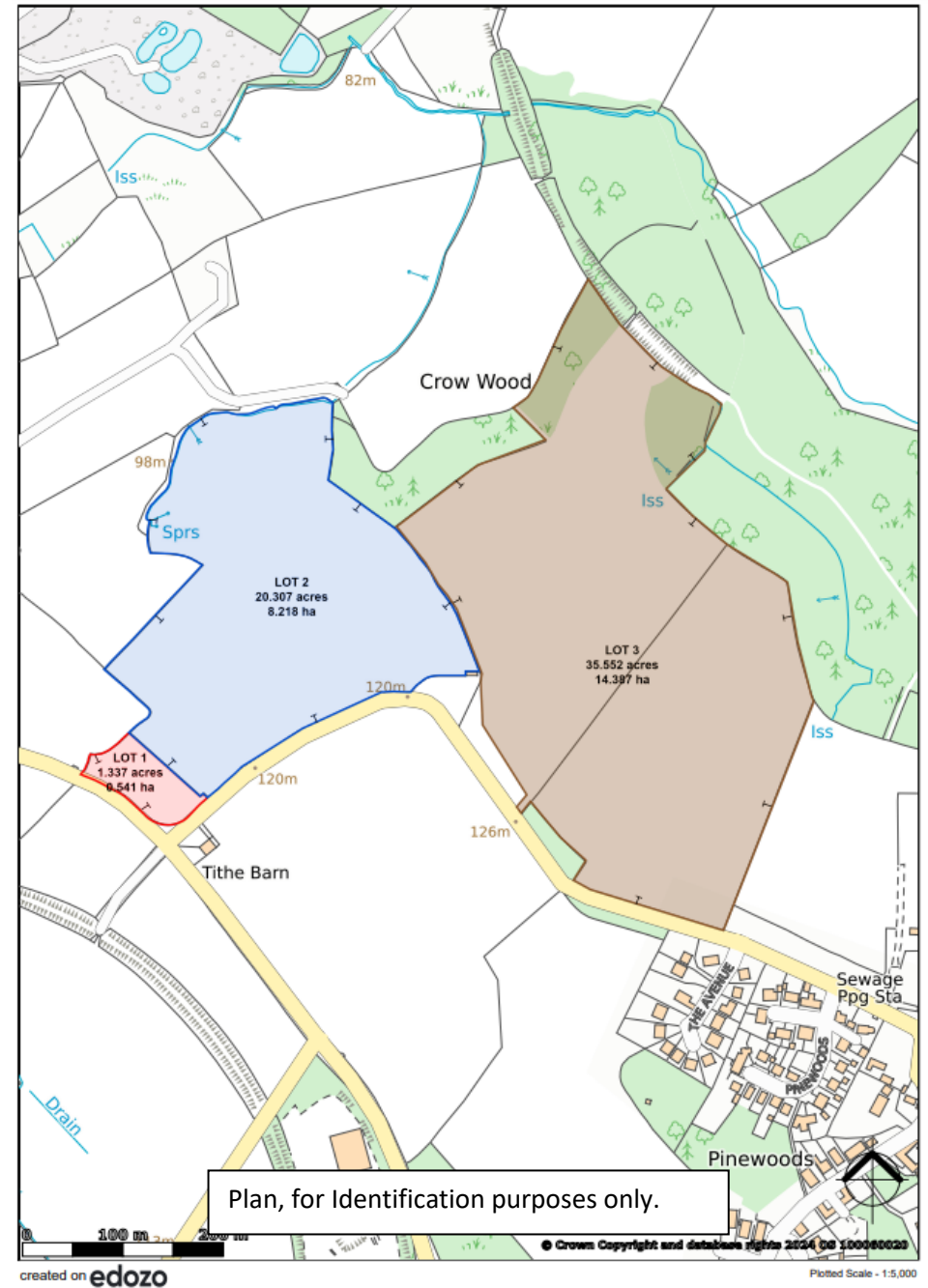
A single enclosure extending in total to 1.34 acres (0.54ha) with roadside access. A quality land suitable for grazing or amenity purposes. There is an un-metered mains water trough and a natural water spring supply. **Guide Price £20,000**

Lot 2 (Coloured blue on the sale plan)

A single enclosure of quality grazing and mowing land extending to 20.31 acres (8.22ha) along the boundary is an open fronted, single story, 2 bay stone barn. There is an un-metered mains water supply and two natural springs in wildlife areas. **Guide Price £145,000**

Lot 3 (Coloured brown on the sale plan)

Extending in total to 35.55 acres (14.39ha) comprising of two enclosures of quality grazing and mowing land extending to 32.77 acres and two mixed woodland areas extending in total to 2.78 acres. There is roadside access and a metered mains water supply. **Guide Price £250,000**





Lot 1 – 1.34 Acres

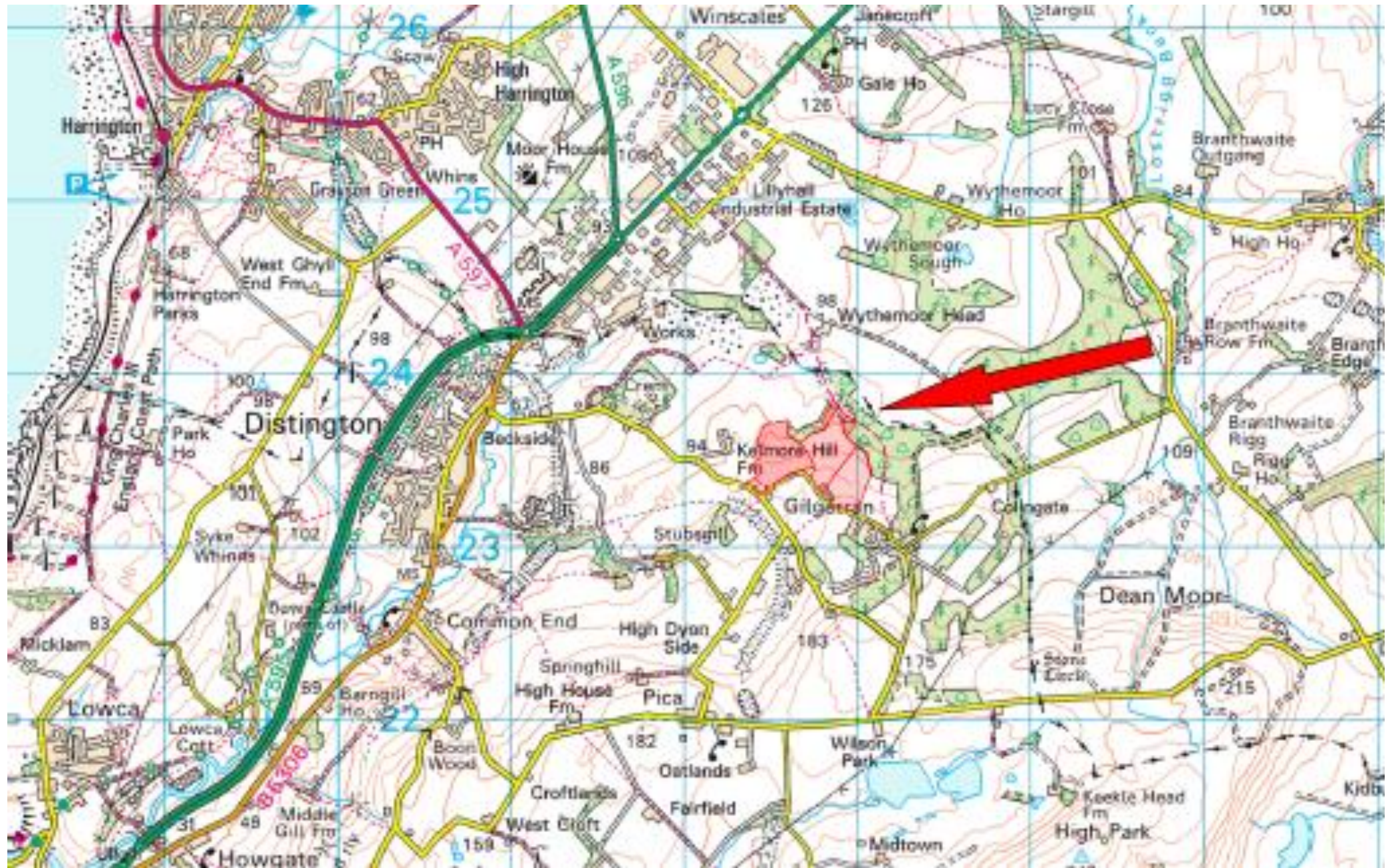


Lot 2 – 20.31 Acres



Lot 3 – 32.77 Acres

LOCATION:



METHOD OF SALE

The property is offered for sale by Private Treaty in 3 lots and 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 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.

ENVIRONMENT AND BASIC PAYMENT (BPS) SCHEMES:

The delinked payment under the BPS is to be retained by the vendor. The land is not in a Countryside 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 included in the sale insofar as they are owned. 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, on foot, during daylight hours provided a copy of these particulars are to hand, once registered with the agents.

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.

MONEY LAUNDERING REGULATIONS (AML)

Under the 2017 AML regulations we are legally required to carry out AML checks against purchasers. To enable us to complete these check purchasers will need to provide along with their offer photo ID and current council tax or Utility bill.

Failure to provide this information may result in an offer not being considered.

Further information is available from the agents.

LOCATION



What3words: dollars.clotting.juicy



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 February 2024. 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.