



9.124 acres

Lot 1

6.61 acres

Lot 2



Agricultural Land at High Laws, Silloth (Available in 2 Lots)

This is an exciting opportunity to purchase agricultural land extending in total to 15.73 acres (6.63 ha) available in 2 lots. The land is situated in a desirable location on the Solway plain.

Lot 1 (Coloured red on the sale plan)

Guide Price £70,000

A single enclosure of quality summer grazing or cropping land extending in total to 9.124 acres (3.692 ha). The land has recently been arable and is now 2nd year seeds. There is a mains water trough.

Lot 2 (Coloured blue on the sale plan)

Guide Price £50,000

A single enclosure of quality summer grazing or cropping land extending to 6.61 acres (2.68 ha). The land is over winter stubble and is selfseeded green cover. There is a mains water trough.

LOCATION



overlooks.petted.october

METHOD OF SALE

The land is offered for sale by Private Treaty in two 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. A sale on any individual lot cannot complete until a sale has been agreed on all lots.

ENVIRONMENT AND BASIC PAYMENT (BPS) SCHEMES

The delinked payment under the BPS is to be retained hence is not included in the sale. The land is not subject to an Agri-environment scheme. Insofar as the vendor is aware the property is not affected by an environmental, historical, archaeological, or other statutory designation.

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 mineral rights are owned by a third party and are not included in the sale. Insofar as the sporting rights are owned by the Vendor, they are included in the sale at no extra charge.

VIEWING

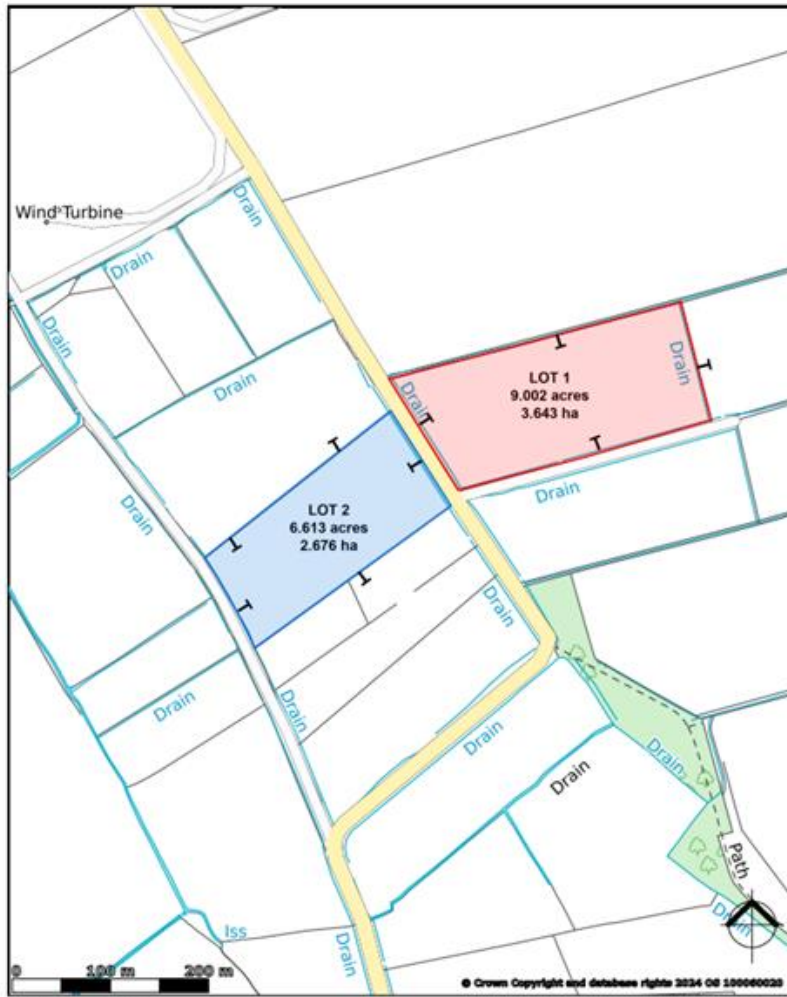
At any reasonable time during daylight hours provided a copy of these particulars are to hand after having first registered with the agent.

SELLING AGENT

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

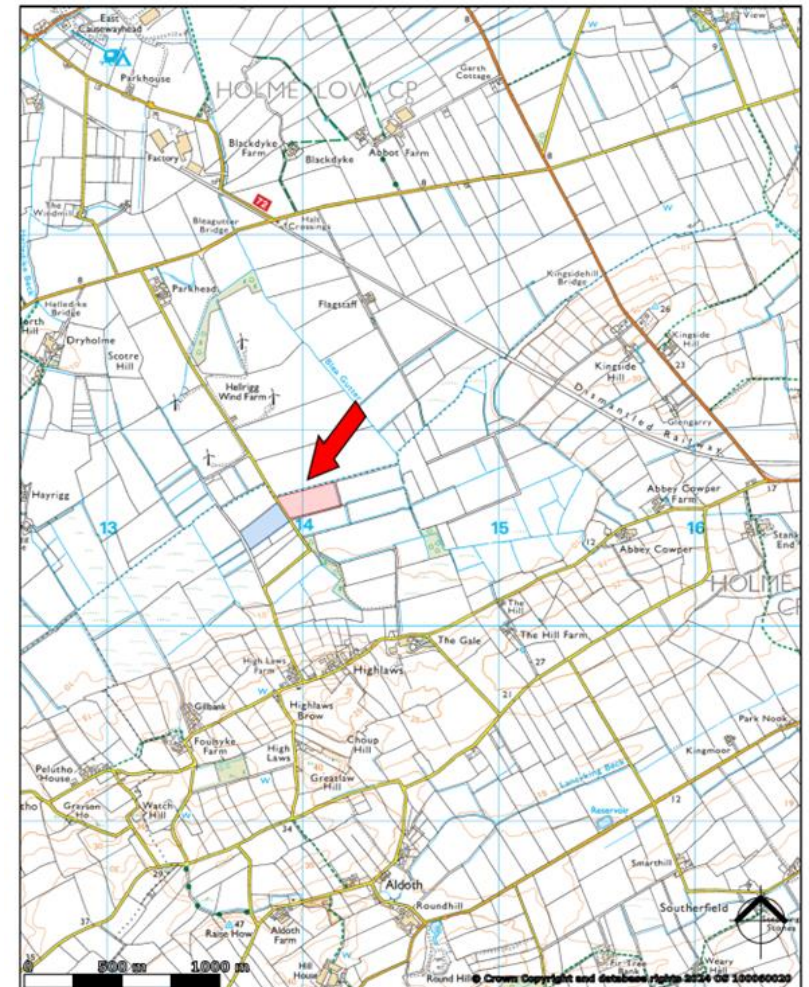
Tel: 01900 822016

Email: info@mitchellslandagency.co.uk



created on edozo

Plotted Scale - 1:5,000



created on edozo

Plotted Scale - 1:25,000

