

For Sale in Two lots or as a whole by Public Auction  
at 2.00pm on Thursday 20<sup>th</sup> June 2024 within the Fairfield Restaurant,  
Cockermouth CA13 0QQ.

**33.46 acres (13.54ha) of Agricultural land**  
**Arlecdon, Frizington CA26 3XD**

**Mitchells**  
LAND & PROPERTY

SINCE  
1873

**Land at Arlecdon** is a block of 33.46 acres (13.54 ha) of productive agricultural land for sale by public auction on Thursday 20<sup>th</sup> June 2024. The land will be offered in two separate lots and as a whole.

**Lot 1** – comprises of two enclosures extending to 19.47 acres (7.88ha) of useful grazing land sitting fairly level at 180m above sea level with both mains fed and natural water supplies. The land benefits from roadside access and has stock proof boundaries.

**Guide Price £90,000**

**Lot 2** – comprises of two enclosures extending to 13.99 acres (5.66ha) useful for both grazing and mowing sitting at approx. 180m above sea level with roadside access, stock proof fencing and a mains water supply.

**Guide Price £75,000**

#### **METHOD OF SALE**

The property is offered for sale in two lots or as a whole by Public Auction at 2.00pm on Thursday 20<sup>th</sup> June 2024 (unless sold privately beforehand) within Fairfield Restaurant, Cockermouth CA13 0QQ

The property will be offered for sale in two lots and as a whole subject to reaching undisclosed reserve prices. Please take note that any guide price given is not a reserve price. If a reserve price is not met during the auction the highest bidder will have the right to purchase the property at the reserve price after the auction. The Vendor reserves the right to amend the particulars of sale at any time; not to accept any offer received; to withdraw from the sale or to sell privately at any time prior to the auction. Any changes will be made clear at the Public Auction.

#### **DEPOSITS, CONTRACTS AND COMPLETION,**

A 10% deposit of the purchase price will be payable on the fall of the Auctioneer's hammer. The contracts of sale are also to be signed on the fall of the Auctioneer's hammer. Copies of the contracts of sale will be available for inspection, by prior



appointment only, at the offices of the Solicitor and Agent for two weeks prior to the sale. The date fixed for completion is Thursday 1<sup>st</sup> August 2024, or earlier by mutual agreement.

### 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.

Lot 1 is affected by an overhead electricity pole line and lot 2 is affected by a water main.

### 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:

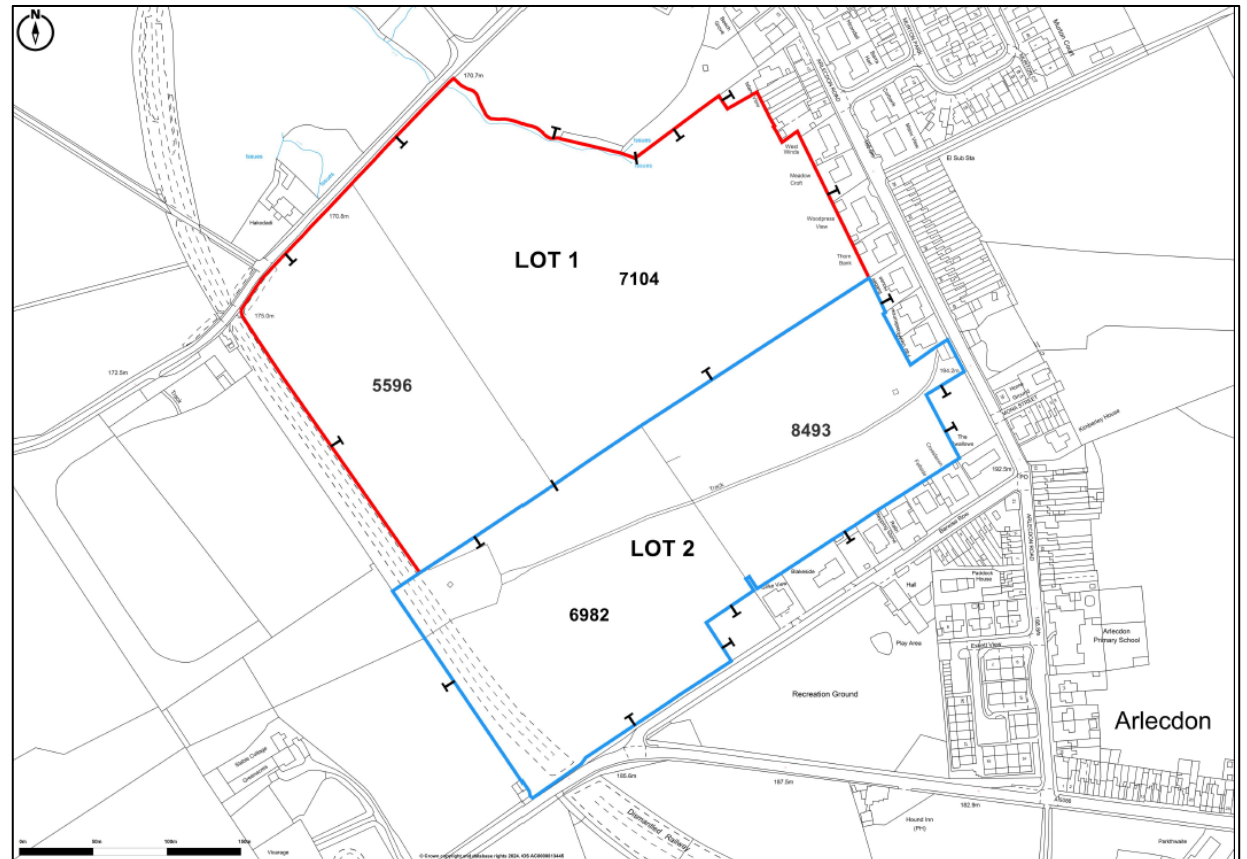
Responsibility for the maintenance of boundaries is indicated by inward facing 'T' marks on the Sale Plan. Where no mark is shown no further information is available.

### 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.

SCHEDULE OF ENCLOSURES			
OS Sheet No.	OS Field No.	Area (hectares)	Area (acres)
<b>LOT 1 - edged red on plan</b>			
NY0418	5596	2.55	6.30
NY0419	7104	5.33	13.17
Total		7.88	19.47
<b>LOT 2 - edged blue on plan</b>			
NY0418	6982	3.24	8.01
NY0418	8493	2.42	5.98
Total		5.66	13.99
<b>Grand Total</b>		<b>13.54</b>	<b>33.46</b>

N.B. Areas are approximate, subject to rounding, and taken from Rural Land Registry maps and Ordnance Survey data



### 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](mailto:info@mitchellslandagency.co.uk)

### CHARGES

VAT will not be charged on this sale. Search Fees may be charged (see auction pack). An auction admin charge of £500 + VAT will be charged to the purchaser payable on exchange of contracts.

### VENDOR'S SOLICITOR:

Chloe Hewetson, Bendles Solicitors, 20 Lowther Street, Whitehaven CA28 7AL  
01946 692165 [cjh@bendlessolicitors.co.uk](mailto:cjh@bendlessolicitors.co.uk)

### RESERVED RIGHTS

The land is subject to reserved rights for water and wastewater pipes and apparatus benefitting neighbouring dwellings.

**What3words** is: spend.perfumed.winds

### MONEY LAUNDERING REGULATIONS

Under the 2017 AML regulations we are legally required to carry out AML checks against purchasers. If you intend to bid for the property at auction, it will be necessary for you to register beforehand. Full details available from the agents.

### DEVELOPMENT CLAWBACK:

The agricultural land is being sold subject to development clawback provisions. Any increases in the value of the land within 50 years of the completion of the sale, which have resulted from the grant of planning permissions for purposes other than agriculture, will trigger a payment by the Purchaser (or any subsequent owner) to the Vendor, or its heirs, of 25% of the increase in value.

### PRE-AUCTION OFFERS

The seller may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed in the legal pack, the auction fee and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase and complete our auction registration process online. More information available from the Agent.



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 April 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.

