



1.256 **0.508**
Acres Ha

LAND DESCRIPTION

A great opportunity to purchase approx. 1.25 acres (ha) of agricultural land within a short driving distance from the village of Brigham and the town of Cockermouth. This single parcel of land would suit those looking for a 'Pony Paddock' or to keep a small flock.

Access to the single parcel of land can be found from Hotchberry Road down a track on the joining field. Please see plan below and viewing statement for further details.

LOCATION



releasing.blinks.pebbles





METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. 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.

BOUNDARIES

All fence liability is with the land as shown by the T marks on the sale plan. A stock proof fence must be erected by the purchaser following completion.

SERVICES

No services.

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.

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