

Approx. 12.02 acres of Agricultural Land  
Frizington Road, Frizington, CA26



*Guide Price £90,000*

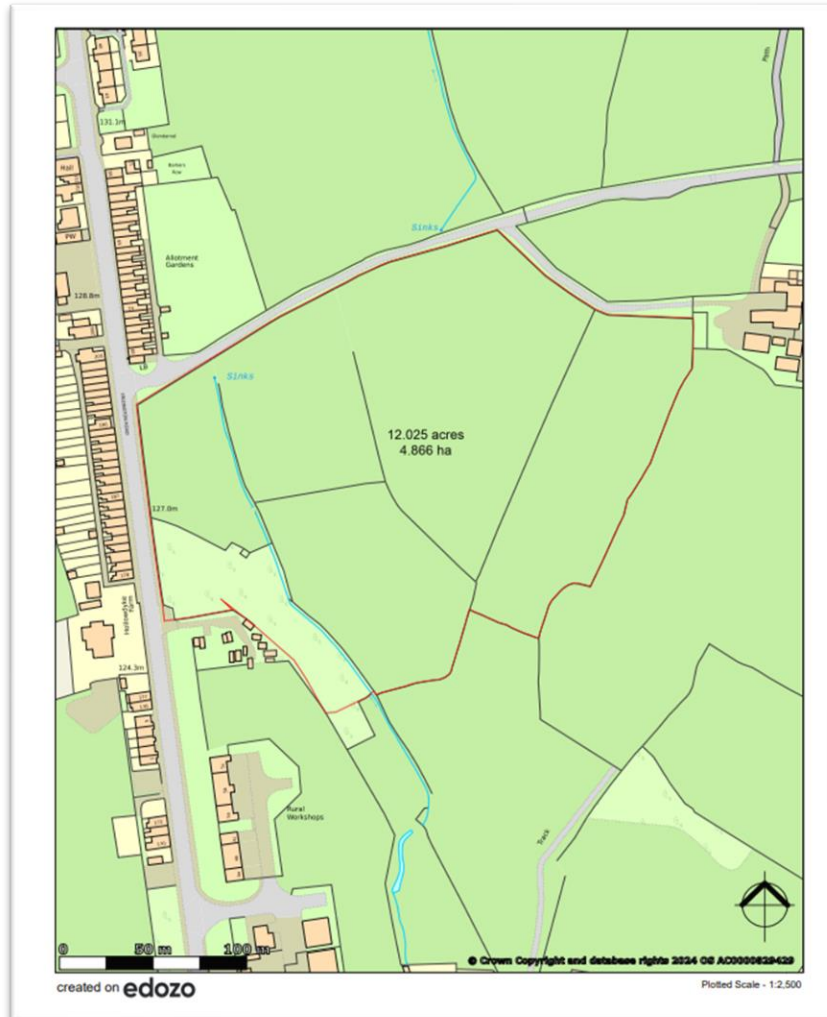
[www.mitchellslandagency.co.uk](http://www.mitchellslandagency.co.uk)

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## LAND AT FRIZINGTON ROAD, FRIZINGTON

An exciting opportunity to purchase a useful parcel of agricultural land that extends to approx. 12.02 acres (4.86ha) in total. The land is down to permanent pasture with post and wire stock proof fencing and hedges and has the flexibility to be run as one lot or be split into individual enclosures.



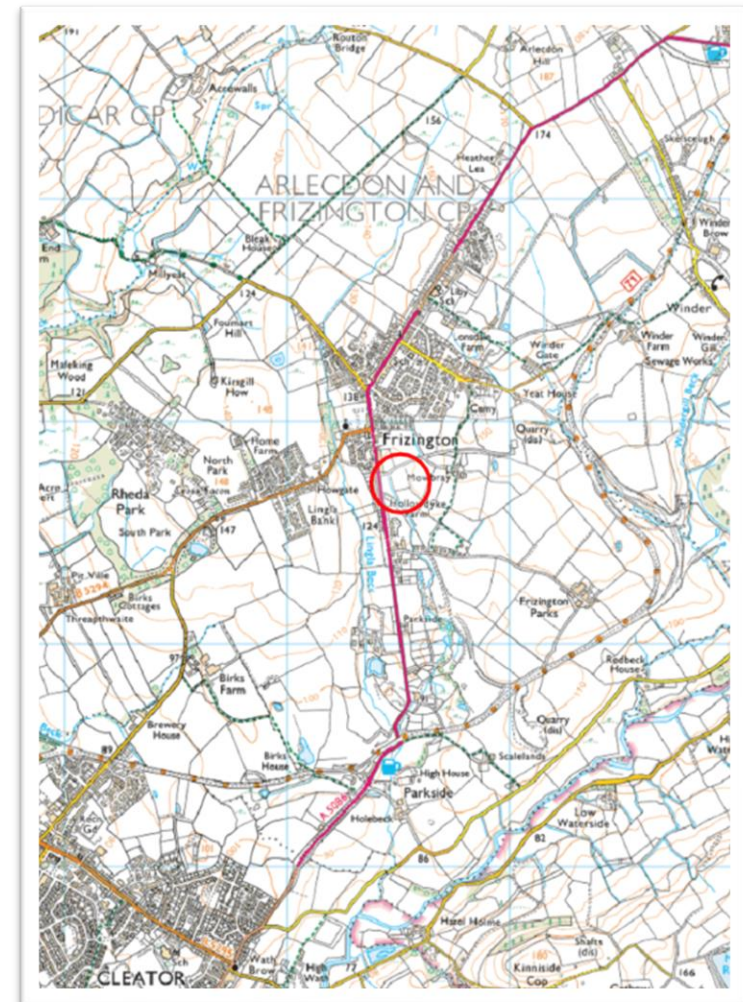
## LOCATION

Whitehaven - 5 miles | Cockermouth - 10 miles | Keswick (Lake District) - 23 miles  
| Penrith (M6) - 40 miles

Located in the village of Frizington, the parcel sits close to the Lake District National Park and the popular towns Whitehaven and Cockermouth.



apes.quirky.uncle



## 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.

## VIEWING

Strictly by arrangement with the Sole 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)**

## DEVELOPMENT CLAWBACK

The land is being sold subject to development clawback provisions. Any increases in the value of the land within 25 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 30% of the increase in value.

## 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.

## SERVICES

The plot benefits from a natural water supply.

## MINERAL RIGHTS

Further information can be obtained from the agents upon request.

