

**6.21 Acres (2.51ha) at Kiln Brow**  
**Cleator CA23 3DF**



**6.21 Acres (2.51ha) of Agricultural Land and River  
including fishing rights on the River Ehen**

*Guide Price £30,000*

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

t: 01900 822016

e: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

## **DESCRIPTION**

4.99 Acres of Quality agricultural grazing land, together with approximately 1.22 Acres being part of the River Ehen. The land is well fenced with post and wire netting with open access to the river.

Access to the land north of the river is at the bottom of Kiln Brow leading to Hilden Road a short distance from Cleator Main Street. Access to the land to the south of the river is over the foot bridge in the western corner of the field.

There are fishing rights owned on the river in the field. Further particulars are available on request.

## **TENURE AND TITLE**

The property has freehold title, and vacant possession will be given on completion. The following affect the property:

- The land is affected by overhead electricity pole line apparatus.

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.

## **BASIC PAYMENT SCHEME (BPS)**

The land is not registered and there are no entitlements included in the sale.

## **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 exempted. Insofar as the sporting rights are owned by the Vendor, they are included in the sale at no extra charge.

## **ENVIRONMENT**

The Vendor is not aware of the property being affected by any other environmental, historical, archaeological or other statutory designation.



## 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

At any reasonable time during daylight hours provided a copy of these particulars is to hand.

Strictly by prior registration with the Sole Agents:

**Mitchells land Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ.**

**Tel: 01900 822016      Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)**

## MONEY LAUNDERING REGULATIONS

Prospective buyers should be aware that in the event they are successful, they will be required to provide us with documents in relation to money laundering regulations, one being photographic ID, and the other being a utility bill showing their address.

## DATE OF PREPARATION

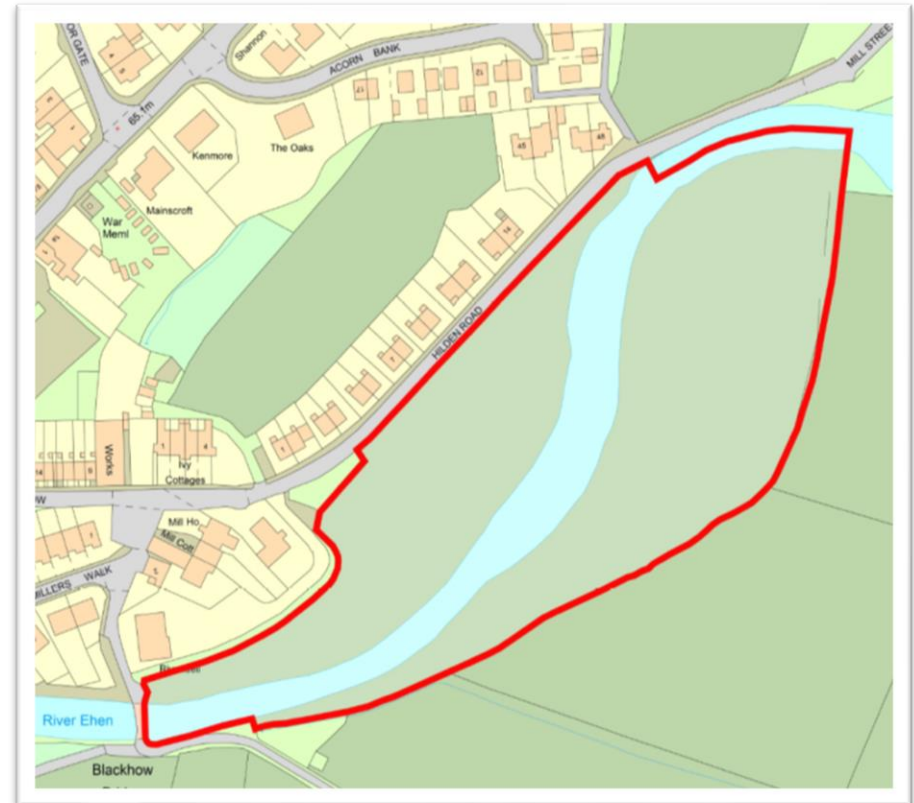
September 2024



## LOCATION & SALE PLAN



**clarifies.motive.readily**



*The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken September 2020 and aerial photographs were taken in March 2024.*